



## INSPECTION REPORT

5277 Indianola Ave  
Columbus, OH 43214

John Doe  
OCTOBER 29, 2022



Inspector

**James Maurer**

License # OHI.2019003972 Expires: 08/01/2025

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# 9: STRUCTURAL COMPONENTS AND BASEMENT

## Information

### Crawlspace Inspection Method

Entered Crawlspace

### Limitations of Scope

Per the State of Ohio standards of practice, the following, as they relate to structural components, are outside the scope of the inspection and were not performed or inspected.

- Structural components that are not readily accessible;
- Engineering or architectural analysis;
- Offer an opinion about the adequacy of structural systems or parts of the system;
- Enter crawl space areas that have less than twenty-four inches of vertical clearance between a property system and the ground or have a crawl space access with an opening smaller than sixteen inches by twenty-four inches;
- Disturb insulation or ventilation.

Please refer to [Ohio Revised Code 4764](#), the [Ohio Administrative Code 1301:17-1](#), and the Pre-Inspection Agreement for additional limitations, exceptions, and exclusions.

## Inspection

### 9.1.1 Foundation

#### SETTLEMENT CRACKS IN EXTERIOR FOUNDATION

There were a few settlement cracks in the foundation exterior. These were not considered structural. Recommend filling in with mortar to prevent water and insect infiltration.



## 9.1.2 Foundation

**EFFLORESCENCE ON BASEMENT WALLS**

There was widespread efflorescence (white powder) on the basement walls near the sump pump and behind the washer. While the walls appeared dry at the time of the inspection, this indicates the walls were very wet at one time. Because the inspection is only one day, it is unknown if the walls will continue to be dry. Recommend monitoring for moisture and correcting all external downspout and grading issues that may be indicated in other parts of this report.



## 9.2.1 Crawlspace

**WATER DAMAGE IN CRAWLSPACE**

Water damage was found in the crawlspace under the sliding glass door. The area was dry at the time of the inspection. Recommend monitoring for moisture and repairing subfloor.



## 9.3.1 Crawlspace Vapor Barrier

**ACCEPTABLE**

## 9.4.1 Insulation of Unfinished Spaces

**ACCEPTABLE**

## 9.5.1 Ventilation of Foundation Areas

**ACCEPTABLE**

## 9.6.1 Roof and Attic Structure

**ACCEPTABLE**

9.7.1 Wall and Ceiling Structure

**ACCEPTABLE**

9.8.1 Floor Structure

**ACCEPTABLE**

9.9.1 Structural Components and Basement Other

**BASEMENT NOT FULLY INSPECTED**



Not fully inspected – The finished basement was unable to be fully inspected because of stored items.

