



BUTLER TOWNSHIP • MONTGOMERY COUNTY • OHIO

2725 Stonequarry Road

Tuesday, Sep 8, 2026 • 2:00 PM • Clear, dry

Single-family ranch • 2130 sq ft • ~1948 • attached garage • Vacant • not occupied

Shaun Atkinson • Ohio HI OHI.2019006734 • expires 12/13/2028 • 937-620-3803

15

HIRE A PRO

5

DIY

10

FYI

Big ones first: no attic access over the living area; fuel-oil odor (ozone was running when we walked in); standing water in the furnace pan; sump/ejector pumps on GFCI; sulfur on all hot water; bedroom door that won't close; stairs with uneven risers (bottom too tall / top too short) and open both sides; both garage openers blink but won't run; garage wiring + ceiling damage; and shower valve installed incorrectly. A few main-floor receptacles had no power (including the fridge spot — which is also a GFCI); pantry light has no working switch. Private septic is on site but was not opened this walk — get a septic eval before you close. DIY is gutters, downspouts, sump lids, bathroom door bottom trim, and sealing exterior gaps. Significant renovation work is visible throughout — request all appropriate permits and final inspections from the seller before you close.

Every fix is Hire a Pro or DIY. Noted is age, monitor, limits, info. Not a seller punch list.

Hire a Pro



Standing water in the furnace bottom pan

Trane furnace open for visual. Clear standing water pooled in the bottom pan next to the wiring bundle on the concrete. Water and furnace electrics do not share a pan on purpose.

ACTION

Hire a Pro

Water in the pan is not a feature.

HVAC tech. Find the source (condensate, leak, seepage), dry it, and confirm the unit is safe to run.



Sump / ejector pumps on GFCI

Basement has two sump pumps and a Liberty 405 sewage ejector at laundry. On the walk, these pump loads were on GFCI-protected receptacles (Liberty-on-GFCI is photographed). Life-safety intent is fine for wet areas — but nuisance trips on motor loads can kill the pumps until the basement is wet. Flood risk is the issue.

FLOOD RISK

Hire a Pro

GFCI keeps you alive. A tripped GFCI keeps the basement company.

Hire a licensed electrician to evaluate the pump circuits. Prefer dedicated circuits; quality GFCI with alarm if protection stays; and/or battery-backup sump. Keep lids on the pits (separate DIY).

 Main-floor receptacle from the walk

A few receptacles • no power

A few receptacles on the main floor had no power on the walk — including the receptacle where the refrigerator will plug in. Dead outlets mean an open, tripped, miswired, or unfinished circuit.

DEAD

Hire a Pro

A dark fridge outlet is a grocery emergency waiting.

Hire an electrician. Restore power to the dead receptacles before move-in. Confirm the fridge circuit works under load.

 GFCI at fridge location

Fridge receptacle is a GFCI

The receptacle for the refrigerator is a GFCI. That's a poor match for a fridge — a nuisance trip kills food. With no power on that spot during the walk, get an electrician before you stock it.

KITCHEN

Hire a Pro

GFCI on a fridge is how leftovers become a science project.

Hire an electrician. Fix power, then put the fridge on an appropriate receptacle/circuit so a GFCI trip doesn't dump groceries.

Pantry light • no way to turn it on

Pantry light fixture is there, but there's no working way to turn it on. Unfinished control — not a quirk.

PANTRY

Hire a Pro

A light with no switch is just ceiling jewelry.

Hire an electrician. Add or repair a proper switch so the pantry light operates.



All hot water • strong sulfur smell

Strong sulfur smell on hot water at every sink tested — not just the bathroom. Whole hot-water side of the system. Common on wells / anode chemistry, but this is house-wide hot, not one faucet.

ACTION

Hire a Pro

If every hot tap smells like eggs, it's the system — not that one sink's personality.

Hire a Pro — water treatment or plumber for the whole hot system (anode, tank, filtration/chlorination as advised). Don't chase one aerator. Well sample / treatment stays on its own track next to this visual.



Stairs • wrong risers + open both sides

This stair run is built wrong. The bottom riser is too tall and the top riser is too short — uneven geometry the whole way up. On top of that, both sides are open with no balusters/spindles. Trip hazard plus fall path left and right.

GEOMETRY

Hire a Pro

Stairs aren't supposed to surprise your ankles halfway up.

Hire a carpenter / stair pro. Rebuild or correct riser heights so they're consistent, and install code-minded guards/balusters on both open sides. Handrail continuity while you're in there.



Both overhead door openers powered but won't run

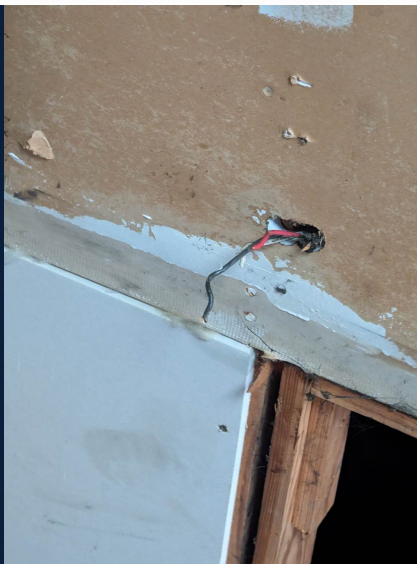
Both garage overhead door openers have power — lights/indicators blinked when the buttons were pressed — but neither door moved. Not a dead outlet. Operators answered the button and still did nothing. Because neither door traveled, auto-reverse and photo-eye safety were not demonstrated.

ACTION

Hire a Pro

Blinking is not opening. The car noticed.

Hire a garage-door technician. Trace logic boards, sensors, force settings, rails, and operators on both doors. Power is present; travel isn't. Both openers were tested on site (power present, button press, no travel). Photo shows the opener area documented on the walk.



Garage • exposed wires + open junction boxes

garage leftovers on the electrical side: black/red conductors hanging from a wall hole with stripped copper showing, and an open octagon box with unterminated conductors — no cover, no fixture. That's live-looking work left open. Ceiling finish damage is a separate Hire a Pro.

ACTION

Hire a Pro

Bare copper in a wall hole is not a “we’ll finish later” vibe.

Hire a licensed electrician. Terminate in boxes, install covers/fixtures, kill abandoned ends properly. Don't paint over open splices.



Garage ceiling • widespread finish / moisture damage

Garage ceiling is a mess across multiple bays — not one cosmetic spot. Peeling joint tape and mesh, flaking/bubbling finish, unfinished fiberboard patches, circular and yellow-brown stains, sagging unsecured low-voltage wires along the opener rail, and failed mud/tape at the upper wall/ceiling line. Looks like old moisture + failed finish work, not a single nail pop.

ACTION

Hire a Pro

The garage ceiling is telling on itself from every angle.

Hire a Pro — drywall/moisture pro (and electrician if open splices stay in play). Find whether the leaks are dead or active, dry it, then repair/replace the damaged ceiling finishes. Opener area cutouts and open boxes are part of the same story. Exposed live conductors stay the separate electrical Hire a Pro.



Shower valve installed incorrectly

Shower valve is installed incorrectly — trim, cartridge, and handles are not in the right position. This is not a cosmetic loose plate; the assembly orientation is wrong.

WET WALL

Hire a Pro

Wrong position is a plumber call — not a tighter screw.

Hire a plumber. Correct the valve installation so the cartridge/handles/trim sit in the right position. While it's open, check for moisture behind the wet wall.



Front entry door sagging • loose hinge

Front entry door (deadbolt) sags on a loose hinge — hard to close / line up cleanly. Separate from the first-floor bedroom door.

ACTION

Hire a Pro

If the front door sags, the weather doesn't wait for your carpenter.

Hire a Pro (carpenter / door tech). Secure the loose hinge into solid framing and re-hang so the entry closes square without sagging. Stripped hinge holes → longer screws into the stud or a hinge repair kit.



First-floor bedroom door will not close

First-floor bedroom door (no deadbolt) does not line up in the jamb and will not close fully. Latch side hits the stop / frame. Separate from the front entry.

ACTION

Hire a Pro

A bedroom door that won't close is not a personality quirk.

Hire a Pro — carpenter. Re-hang / plane / adjust so the bedroom door closes and latches.

House odor • fuel oil

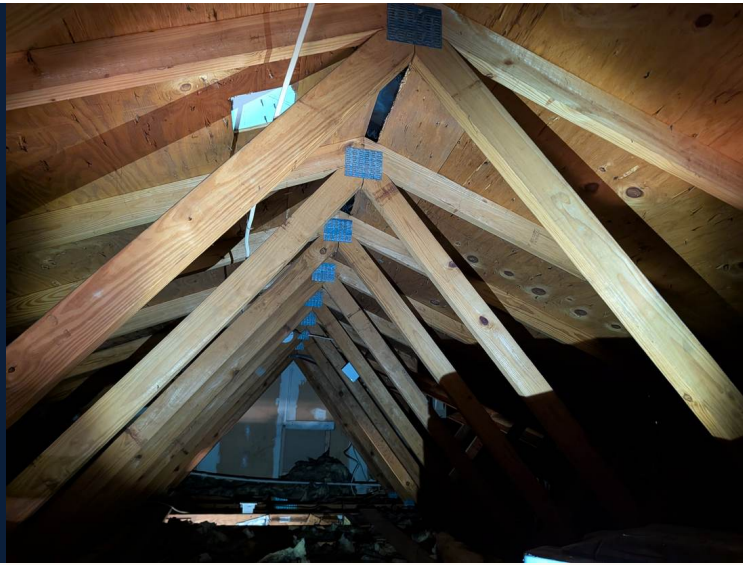
The house has a fuel-oil odor during the walk. Not subtle. Combined with an ozone machine that was running on arrival, treat this as a real air/contamination concern — not “old house smell.”

ACTION

Hire a Pro

Fuel oil doesn't politely leave when you unplug the ozone machine.

Hire a Pro — environmental / indoor-air or a specialist who hunts fuel-oil contamination (tank history, seepage, residual oil in soil/structure). Do not assume the ozone box fixed it. Disclose and investigate before anyone sleeps here long-term.



No attic access to house roof framing

Only the garage attic was entered (Werner pull-down). There was no attic access to view the house roof framing over the living area — rafters/trusses, sheathing, leaks, ventilation, insulation over the house. That is a major gap on a ~78-year-old ranch, not a footnote.

ACTION

Hire a Pro

If you never saw the house attic, you never inspected the house attic.

Hire a Pro / require access before you rely on this report for the roof structure. Seller or agent needs to provide a house attic hatch/pull-down, or budget a return visit / invasive opening so framing and roof deck over the living space can actually be seen. Garage attic is not a substitute.

YOU CAN HANDLE THESE

DIY



Unsealed penetrations at AC disconnect / siding-brick

Large open gaps where conduit, ground, and refrigerant lines pass the siding-to-brick transition at the outdoor disconnect. Pest and weather door.

SURE.
DIY?

Close the hole. Respect the disconnect.

Exterior-grade sealant / foam for penetrations. Kill power at the disconnect first — or hire an electrician if you are not comfortable working next to live gear.



Downspout elbow damaged / disconnected from leader

Downspout is damaged at the bottom: the elbow is disconnected from the leader pipe, so water dumps at the foundation instead of into the extension. Needs to be reattached (and the damaged section

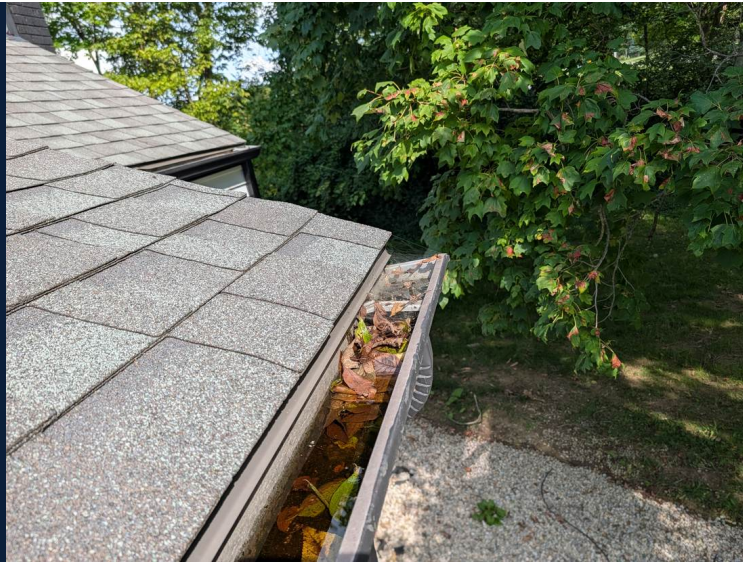
fixed/replaced if it won't seat).



YOU CAN
DIY!

An elbow that isn't on the pipe is just modern art for mosquitoes.

DIY!: reattach the elbow to the leader with proper fittings/screws, then reconnect the extension so discharge is several feet from the wall. If the elbow/leader is crushed or split, replace that piece first — don't just jam it.



Gutter clogged • standing water

Gutter packed with wet leaves and holding water under tree overhang. Overflow sends water to the foundation instead of the downspout.



YOU CAN
DIY!

Standing water in a gutter is a roof that forgot its job.

Clean gutters and downspouts. Flush until water runs free. Schedule after leaf drop.



Sump lids open / askew

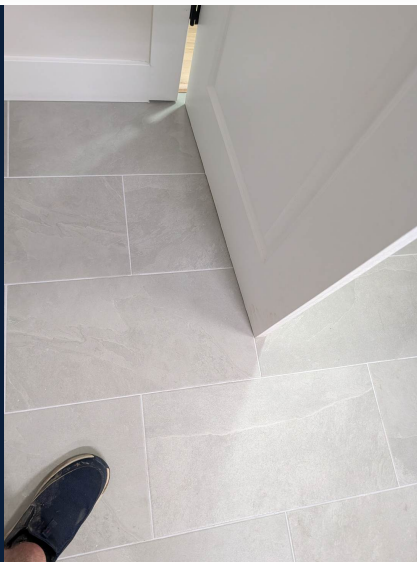
Sump covers displaced — askew two-piece lid with open water visible, and an Everbilt cover leaving a gap around the discharge. Trip hazard and moisture path into the basement air.



YOU CAN
DIY!

Put the lids back on before someone finds the hole the hard way.

Reseat or replace the lids so the pits are covered. Cut neat holes for the discharge if needed. (Pump-on-GFCI is a separate Hire a Pro.)



Bathroom door • trim the bottom

Bathroom door contacts the tile at the bottom — the slab is long. Clearance fix is a bottom trim, not hinges, not a full re-hang.



YOU CAN
DIY!

A little off the bottom. Not a new door.

DIY!: take the door down, trim a hair off the bottom, sand/seal the cut edge, rehang. If you've never trimmed a door, a carpenter still makes short work of it — but this is a bottom cut.

THE MACHINES

Nameplates & ages.



The big machines • how old is this stuff?

Most of the expensive gear here is basically brand-new (2025 stickers). That's good news for the first years of ownership — less surprise replacement risk on heat, AC, and hot water. Register warranties and keep the manuals.

GEAR

Mostly new

New stickers beat old surprises.

Air conditioner

Outdoor AC • about 2½ tons

BUILT AUGUST 2025

Cools the house. Brand-new for this season.

Furnace

Gas furnace • heats the house

BUILT AUGUST 2025

Answered the call on the walk. Pan water is a separate fix.

Water heater

Electric tank • 50 gallons

BUILT MAY 2025

Hot water for the house. Sulfur smell on hot is a separate Hire a Pro.

RunTru by Trane

Trane · natural gas

Rheem

Well gear

Private well pressure + expansion tank

EXPANSION TANK LABEL · JAN 2025

Water comes from a well, not the city.
Lab water test is separate.

Well-Rite / pressure equipment

Laundry drain pump

Liberty ejector / drain pump

PRESENT ON THE WALK

Moves laundry waste. On GFCI with the sumps — see that Hire a Pro.

Liberty 405 Series

Main electric panel

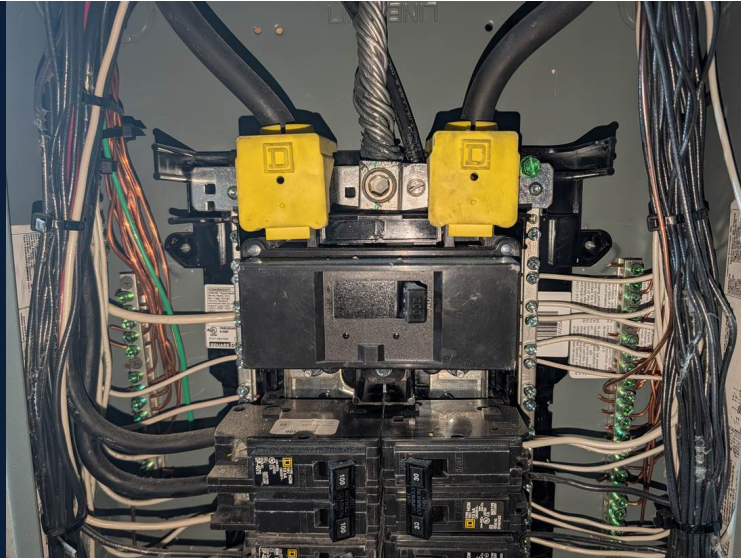
200-amp main (+ garage subpanel)

COVERS OFF · INTERIORS VIEWED

Normal house capacity. Open garage wiring is a separate Hire a Pro.

Square D Homeline

Nameplate inventory only — not a warranty claim and not a promise of remaining life. Standing water in the furnace pan and the GFCI-fed pumps are separate Hire a Pro items.



Two electrical panels · covers off on the walk

This house has two breaker panels — a main panel for the house and a second panel in the garage. Both covers came off on the inspection so the insides could be looked at, not just the doors. That matters: you want proof someone actually opened them, not a photo of a closed gray box.

POWER

Covers off

If the covers never came off, it wasn't an electrical inspection. They came off.

Noted for the buyer. Main service is a full-size 200A setup; the garage has its own subpanel feeding that side of the house. Nothing here is a “replace the panel tomorrow” call from these photos alone. The

separate Hire a Pro is the open/unfinished wiring in the garage — that's the electrical issue that needs a pro, not a brand trivia contest.



Private well present

Private well serving the house — Well-Rite pressure tank, manifold (switch/gauge/drain), whole-house filter on a DIY frame, plus the labeled 20 gal expansion tank (precharge 38 psi, date code 01/20/25). Well head out at grade.

WATER

Private well

You've got a well. Treat the water story like it matters — because it does.

Noted. Well equipment is present and labeled. Sulfur on hot water is the separate Hire a Pro. Keep well sampling / treatment on its own track.



Ozone generator was running on arrival

OdorFree / professional ozone generator was running when the inspector arrived. Unit was shut off for the walk. Ozone machines are used to knock down odors — they are not a repair, and running one in an occupied walk is a tell that someone was masking or treating air.

AIR

Turned off

If the air needs a science experiment, ask why.

Noted. Ask what odor they were chasing and whether anyone will be living here with the machine off. Ozone is not a substitute for finding the source. Fuel-oil odor (separate finding) matters more than the box.



Fireplace damper • documentation shot

Photo of the damper / firebox interior was taken for the file. Per inspector: documentation only — not scored as a defect from that shot. Not a Level II chimney inspection.

DOCS

Photo only

A photo of the damper is not a chimney report.

Noted. If you burn wood, book a chimney sweep / CSIA look before first fire.

AGE, SETTLEMENT & LEFTOVERS

Just so you know.



Foundation / stoop / steps • settlement (78-year-old house)

Parged CMU shows a horizontal crack near grade at the same story as the front stoop and steps, which have clearly settled. On a ~78-year-old house this reads as long-term settlement/movement — worth watching, not a brand-new structural emergency from this photo set alone.

AGE

Settlement

Seventy-eight years of Ohio dirt will rearrange a porch. Panic is optional; watching it is not.

Noted settlement on a ~78-year-old house. Monitor the crack and stoop for change. Keep water off the wall — reconnect downspout extensions (separate DIY). If the crack widens, the stoop drops more, or doors start binding from movement, then budget a foundation contractor.

Significant work was done • ask for permits

This house shows significant renovation / remodeling work (finishes, systems, stair work, recent mechanicals, and more). Before you close, request all appropriate building permits, final inspections, and contractor paperwork from the seller — and verify with Butler Township / Montgomery County what was actually pulled and closed out.

PAPERWORK

Ask seller

New paint is cute. Closed permits are cuter.

Unpermitted work is common and expensive to untangle later (insurance, resale, and fixing whatever skipped inspection). This is not a code inspection and not a legal finding that permits are missing — it's a strong buyer due-diligence item based on how much work is visible.

Private septic on site • not evaluated this walk

Private septic is present. It was not opened, loaded, or evaluated on this visual walk — that is a limitation of the home inspection, not a defect call from looking inside the tank. Get a licensed septic evaluation before you close.

LIMIT

Not opened

No street pipe. Own the tank.

Ohio standards do not require inspectors to dig up or load private septic systems. This card exists so you do not miss the separate specialist step.



Driveway • extensive cracking

Concrete drive shows long longitudinal cracks, alligatoring, and mineral staining along a crack. Uneven at some crack lines — monitor. No single clear trip ledge called from the photo alone.

DRIVE

Cracked

Old concrete cracks. Watch the lips.

Noted. Monitor. Budget sealant / panel work later. Call a flatwork contractor if edges become trip hazards.



Abandoned / cut refrigerant lines at foundation

Old refrigerant lines at the foundation: torn insulation, cut copper, PVC drain elbow nearby. Looks like a prior system left behind. Seal the hole when the lines are confirmed dead (pairs with the unsealed penetration DIY).

LEFTOVER

Old lines

Old lines are fossils. Close the hole they leave.

Noted. HVAC can confirm abandonment and remove or cap. Seal the wall penetration.

IT'S NOT TOO LATE

Book these before you close.

Well water lab (FHA sample)

Private well on site. Order already included a Well Water Sample — FHA as a separate product. Confirm results before you rely on the kitchen tap — especially with the sulfur note on hot water.

[Text Shaun](#)

[Call](#)

Mold / indoor air (ordered)

Mold inspection was on the order as a separate product. This walked visual is not a lab mold report.

[Text Shaun](#)

[Call](#)

Radon test

Montgomery County is EPA Zone 1. Radon was not selected on the order screenshot. You can't see it — book it if you want the number.

[Text Shaun](#)

[Call](#)

Septic evaluation

Assumed on septic. Get a licensed septic eval (locate / open / load as required) before you close.

[Text Shaun](#)

[Call](#)

House attic access / return look

Need a hatch into the house attic to see roof framing over the living space. Garage attic doesn't count.

[Text Shaun](#)

[Call](#)

Private well + private septic on site. Lab water / mold / radon / septic eval are separate from the visual exam.

NOT THIS WALK

Didn't open it. Here's why.

Septic tank and leach field. Private septic on site. Not opened or loaded this walk — separate evaluator before close.

House attic / roof framing over living area. No access this walk — called as Hire a Pro to obtain access or a return inspection. Garage attic is not a substitute.

Heat exchanger interior. Stays closed. Visual furnace only — including the standing water in the pan.

Chimney flue interior / Level II. Damper photo is documentation only. Not a chimney safety inspection.

Radon. Montgomery County is EPA Zone 1. Shaun is not the radon licensee on this order — radon was not selected on the order screenshot.

Wood-destroying insects. WDO / termite inspection was not part of this visual home inspection order. Not performed on this walk.

Well lab water chemistry (this visual). Well is present. A Well Water Sample — FHA was on the order as a separate product. This walked report is the visual only.

Smoke and carbon monoxide alarms. Presence and operation were not documented in the walk photos/notes. Confirm working smoke and CO where people sleep before you move in.

Garage door auto-reverse and photo-eye safety. Neither overhead door traveled under power on this walk, so auto-reverse and photo-eye safety could not be demonstrated.

Water heater TPR discharge path. Nameplate documented under equipment. Full TPR termination path was not separately called in findings from this photo set.

General wet-area GFCI receptacles (kitchen/bath). GFCI findings on this walk focus on the two sumps and sewage ejector. Broader kitchen/bath receptacle GFCI testing was not separately documented in this report.

PHOTO APPENDIX

Additional photos from the walk.

Extra frames that support the findings above. Duplicates and throwaway shots were pulled.



Foundation / stoop / steps - settlement (78-year-old house)



Two sumps + sewage ejector on GFCI



Garage - exposed wires + open junction boxes



Garage - exposed wires + open junction boxes



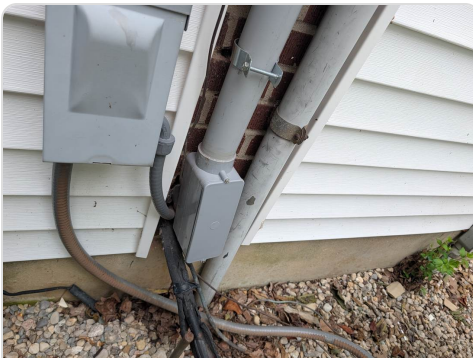
Garage ceiling - widespread finish / moisture damage



Garage ceiling - widespread finish / moisture damage



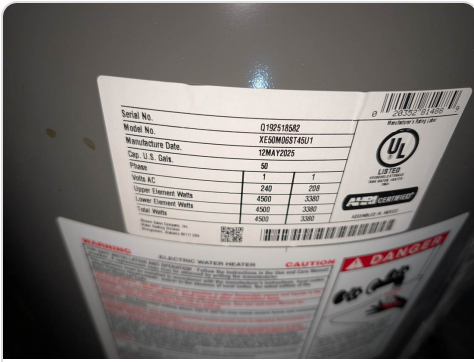
Shower valve installed incorrectly



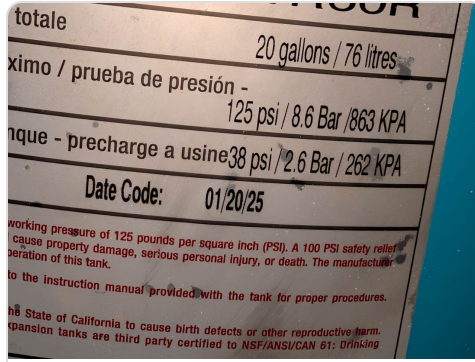
Unsealed penetrations at AC disconnect / siding-brick



Sump lids open / askew



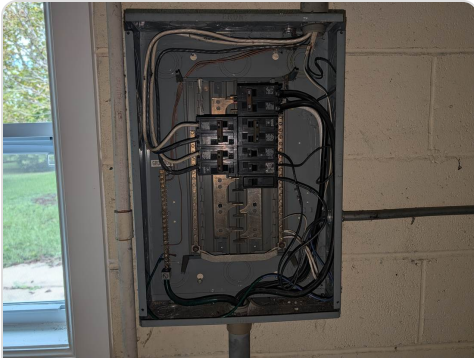
Equipment schedule · labels from the walk



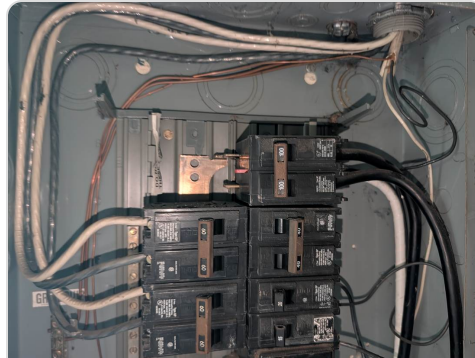
Equipment schedule · labels from the walk



Equipment schedule · labels from the walk



Two electrical panels · covers off on the walk



Two electrical panels · covers off on the walk



Private well present



Ozone generator was running on arrival



Fireplace damper · documentation shot

YOUR NEW TOWN

Butler Township · Englewood / Vandalia side.

2725 Stonequarry sits in Butler Township, Montgomery County. Englewood, Miller Lane, and Vandalia are the local frame — I-70/I-75, the airport corridor, and north-of-Dayton errands. Ranch living, gravel beds, well water.

MAIN STREET · INDEPENDENT ONLY

Go spend a Saturday.

MILLER LN • EAT

Miller Lane corridor

9.0

Food and errands off Miller Lane — the everyday north-Dayton run.

VANDALIA • COFFEE

Warehouse 4 Coffee

9.2

335 S Dixie, Vandalia. Local cup when you need one.

ENGLEWOOD • CLOSE

Englewood side

8.9

Quick shot west for shops and services without the label.

VANDALIA • DONUTS

Jim's Donut Shop

9.1

122 E National, Vandalia. Get there early.

OHIO LAW • PLAIN ENGLISH

Standards of practice — what this report is (and isn't)

Ohio law sets the floor for what a licensed home inspector must look at and how the report has to talk. Plain English version for you as the buyer:

Visual home inspection of readily accessible systems and components for Britney Regon at 2725 Stonequarry Road, Butler Township, OH 45414, on Sep 8, 2026. Photos plus inspector clarifications. Not a code inspection, appraisal, warranty, or engineering study. Vacant home. See the Standards of Practice and limitations sections below.

Prepared in accordance with Ohio Revised Code Chapter 4764 and Ohio Administrative Code rules 1301:17-1-16 and 1301:17-1-17 (Ohio Home Inspector Board Standards of Practice).

What this inspection covers

- Walk the property and look at readily accessible exterior, structure, roof (as reachable), plumbing, electrical, heating, cooling, interior, garage, fireplace, and insulation/ventilation where we can get to them.
- Call out systems or parts that look deficient enough to matter, say how bad it looks from here, and recommend repair or monitoring.
- List anything the Ohio standards say we should inspect that we could not inspect — and why.
- Put the inspector's Ohio license number, inspection date, and property address on the report.

What it does not cover

- We do not dig up septic tanks, leach fields, wells, or underground pipes. Private septic and well lab work are separate services.
- We do not tear open walls, move furniture, or do a technically exhaustive engineering review.
- We do not certify code compliance, remaining life, market value, or that nothing else will break tomorrow.

- We do not test for radon, mold labs, environmental toxins, or wood-destroying insects unless that product was separately ordered and performed.
- We do not offer warranties or guarantees on the house.
- Concealed conditions, latent defects, and cosmetic items that do not affect how a system works are outside the required scope.

Limits on this specific walk

- No attic access over the living area — garage attic only. Called as Hire a Pro for access / return look.
- Private septic present — not opened, not loaded, not evaluated this walk.
- Private well present — visible equipment documented; water quality/chemistry is a separate lab product.
- Heat exchanger interior stays closed (visual furnace only).
- Chimney flue interior / Level II chimney inspection not performed.
- Radon and WDO were not selected as part of this visual order.
- Smoke / CO alarms: presence/absence should be confirmed by the buyer; a full functional test set was not the focus of the photo documentation on this walk.
- Smoke / CO alarm presence and operation were not documented on this photo set — verify before move-in.
- Garage door auto-reverse and photo-eye safety were not demonstrated (doors did not travel).

Read the official rules:

- [ORC Chapter 4764 \(home inspectors\)](#)
- [OAC 1301:17-1-17 Standards of practice](#)
- [OAC 1301:17-1-16 Canons / report requirements](#)

INSPECTOR ATTESTATION

Signed.

I prepared this written home inspection report as an Ohio licensed home inspector in accordance with Ohio Revised Code Chapter 4764 and rules adopted thereunder, including OAC 1301:17-1-16 and 1301:17-1-17.

Shaun Atkinson · WALKED

Ohio HI OHI.2019006734 · expires 12/13/2028

Signed September 9, 2026

Visual home inspection of readily accessible systems and components for Britney Regon at 2725 Stonequarry Road, Butler Township, OH 45414, on Sep 8, 2026. Photos plus inspector clarifications. Not a code inspection, appraisal, warranty, or engineering study. Vacant home. See the Standards of Practice and limitations sections below. Prepared in accordance with Ohio Revised Code Chapter 4764 and Ohio Administrative Code rules 1301:17-1-16 and 1301:17-1-17 (Ohio Home Inspector Board Standards of Practice). House attic framing over the living space was not accessible. Private septic was not opened or loaded. Hidden conditions behind finishes, underground piping, wells beyond visible equipment, radon, wood-destroying insects,

mold lab, and water chemistry are outside this visual walk unless ordered as separate services. Prepared for Britney Regon. Report 1154681. Shaun Atkinson. Ohio HI OHI.2019006734. License expires 12/13/2028. WALKED. Independent home inspection software · Ohio HI OHI.2019006734.

