

Tax year 2025 BOR no. 2025-154  
 County Clark Date received 3/25/2026

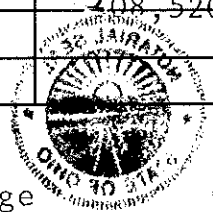
DTE 1  
Rev. 12/22

### Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.  
 Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2  
 Original complaint  Counter complaint  
 Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property	Kathy Heriot	3206 Husted Road	
2. Complainant if not owner		Springfield, OH 45502	
3. Complainant's agent	Debbie Stegner-Atty	111 E Cecil St Springfield Oh 45504	
4. Telephone number and email address of contact person		937-322-2161	
937-324-0787		ksh928@gmail.com	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
1801100017000006		3206 Husted, Springfield, OH 45502	
7. Principal use of property <u>residence</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
18011000170-000006	\$160,000	208,520.00	\$48,520
9. The requested change in value is justified for the following reasons: 56 page inspection with many repairs needed. House inspection by Michael George Appraisal by Natalie Jackson, as is \$160,000.00 See attached inspection report (614-519-5553)			



10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
 and sale price \$ \_\_\_\_\_ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.  
Not Listed for sale

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ 11,000  
Insurance Company required roof to be replaced.

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

**FILED**  
**CLARK COUNTY AUDITOR**

MAR 25 2026

HILLARY HAMILTON,  
 AUDITOR

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/23/26 Complainant or agent (printed) Kathy S Horst Title (if agent) owner

Complainant or agent (signature) Kathy S Horst

Sworn to and signed in my presence, this 23<sup>rd</sup> day of March 2026  
(Date) (Month) (Year)

Notary Dennis E Stegner



**DENNIS E. STEGNER, Attorney At Law**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.



Feb 21st, 2026

3206 Hustead Road, Springfield, OH 45502

# Home Inspection Report

PREPARED FOR:

Kathy Heriot

INSPECTED BY:

Michael George / undefined

3/25/26

These are supporting documents  
for the valuation appeal by Kathy Herriot  
for the real estate at 3206 Hustead Rd  
Springfield, Ohio 45502

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### HOME INSPECTION REPORT

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Bathroom 2

Kitchen

Interior

Laundry

Summary

## Inspection Details

### INSPECTOR 1

**Michael George**  
undefined

Address 12329 Cook Yankee Town  
Rd NE, Mt Sterling, Ohio  
43143

Phone (614) 519-5553

Email callmak5553@gmail.com

---

### CLIENT

**Kathy Heriot**

Phone (937) 324-0787

Email Kheriot@zoho.com

---

### ADDITIONAL INFO

📅 Inspection date Feb 21st, 2026

• Others Present Owner

• Property Occupied Occupied

• Building Type Single Family

• Weather Cloudy

• Temperature 45 °F

• Year Built 1961

• Water Source Well

• Sewage/Disposal Septic

HOME INSPECTION REPORT

## Definitions



**satisfactory**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.



**Maintenance**

The Item or component requires regular maintenance for continued optimal performance.



**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.

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

DESCRIPTION: Asphalt

MEDIA:



COMMENTS:

**Requires Attention**

The mailbox post broke off at the ground recently and should be replaced asap.

**Maintenance**

Typical cracking for asphalt this age.

**Maintenance**

Recommend sealing crack(s) and resurfacing as needed

### 1.2 WALKS

---

**DESCRIPTION:** Paver, Earth

**MEDIA:**



**COMMENTS:**

**Recommendation**

There are some pavers visible and more found under grass, dirt and debris. I recommend a heavy raking of the walk areas to bring walkway back to life and rid future trip hazards.

### 1.3 STEPS/STOOPS

---

**DESCRIPTION:** Concrete

**MEDIA:**



COMMENTS:



hazard. I recommend adding aggregate under the rock step to make the risers equal.

### 1.4 GRADING/DRAINAGE

---

DESCRIPTION: Minor slope, Negative slope

MEDIA:



COMMENTS:



Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

### 1.5 FENCES/RETAINING WALLS

---

DESCRIPTION: Metal

MEDIA:



**COMMENTS:**

Maintenance

Fence(s) is present, but outside the scope of the inspection

**1.6 PORCH/PATIO**

**DESCRIPTION:** Concrete

**2. Exterior**

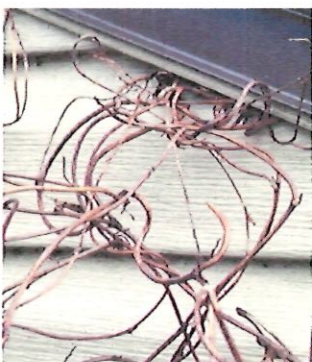
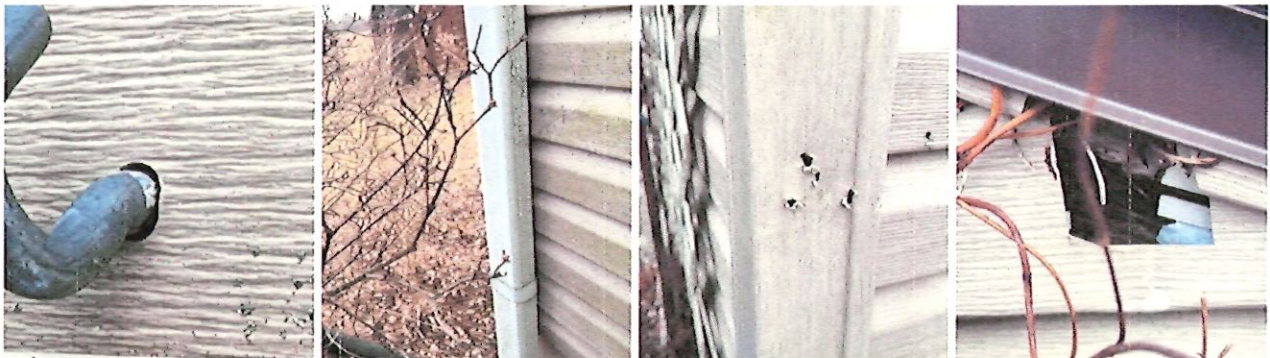
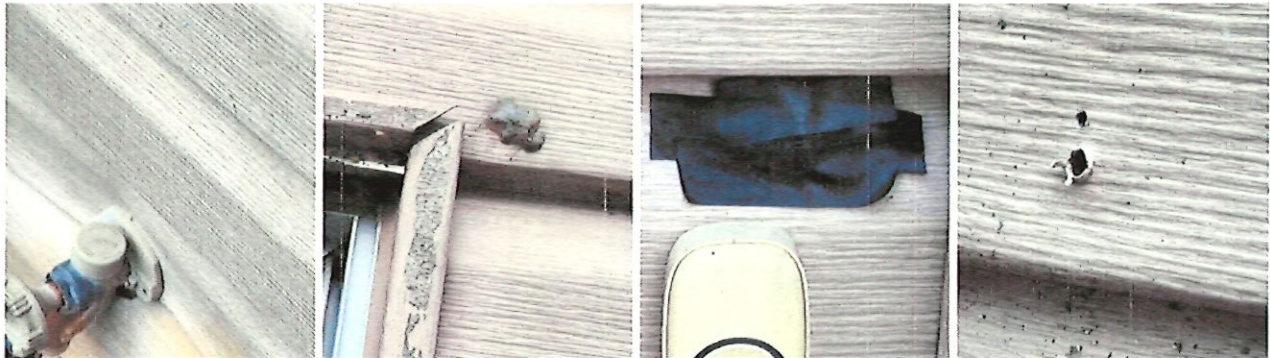
**2.1 TYPE**

**DESCRIPTION:** Vinyl siding, Brick veneer

**TRIM:** Vinyl

**MEDIA:**





COMMENTS:

Requires Attention

Any and all holes, gaps, and cracks in the siding should be sealed with a high quality sealant and the missing siding should be replaced with siding.

 Requires Attention

Vegetation should not be allowed to grow on the brick or siding. It can damage them and lead to moisture and pest infiltration. Recommend removal

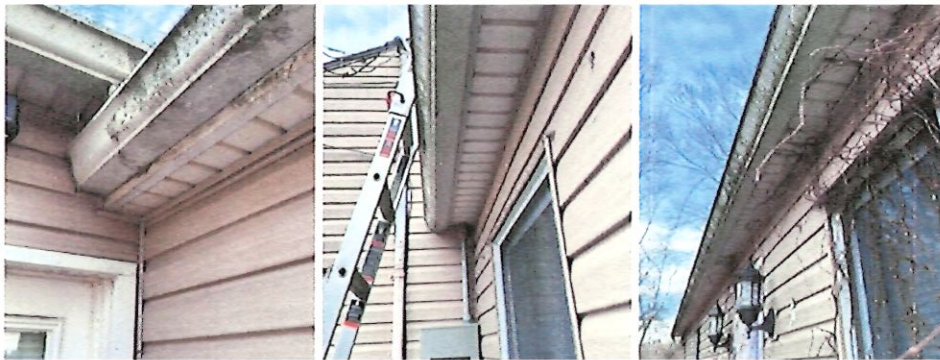
Vegetation is growing on the brick/siding, which can cause damage and lead to moisture intrusion and pest issues. Recommend removing vegetation to prevent potential structural and pest-related problems. Regular maintenance is advised to ensure clearance.

## 2.2 SOFFITS/FASCIA

---

**DESCRIPTION:** Vinyl

**MEDIA:**



## 2.3 WINDOWS

---

**DESCRIPTION:** Vinyl

**MEDIA:**





**COMMENTS:**

 Requires Attention

Many of the windows were not inspected for operation due to the plastic covering on the interior side. I recommend a thorough cleaning of the windows, tracks, and frames inside and out to determine which windows may need to be replaced.

 Requires Attention

Screens torn/damaged or missing.

## 2.4 EXTERIOR DOORS

---

**DESCRIPTION:** Metal

**MEDIA:**



COMMENTS:

 Requires Attention

Paint peeling

 Requires Attention

The exterior door frames near the bottom have begun to rot and decay from water intrusion. There are waterstains in the basement on the subfloor where water has penetrated the structure near the door. I recommend replacing the doors and frames as the doors are showing rust also. Contractor should survey the damage beyond the doorframe and fix/replace before reinstalling new door. Before it gets worse.

## 2.5 HOSE BIBS

---

**DESCRIPTION:** Rotary

**MEDIA:**



**COMMENTS:**

 Requires Attention

The water stains on the siding below the hose bib are signs of past or present leakage.

## 2.6 GAS METER

---

**DESCRIPTION:** Propane

**MEDIA:**



# 3. Roof

## 3.1 TYPE

---

**DESCRIPTION:** Gable

**METHOD OF INSPECTION:** On roof

**MATERIAL:** Asphalt shingle

**MEDIA:**



**COMMENTS:**

Recommendation

The shingles have an obvious bug between the house and the "breezeway". No signs of the roof leaking there today. I recommend this area from the gutter to the peak to be replaced.

### 3.2 GUTTERS

---

**DESCRIPTION:** Aluminum

**MEDIA:**



COMMENTS:

 Requires Attention

The gutters and the gutter toppers should be cleaned periodically and especially after most the leaves drop in fall.

### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

DESCRIPTION: Aluminum, Plastic

MEDIA:





COMMENTS:

Requires Attention

Loose or missing clamp(s)

Requires Attention

Leader(s) do not extend 6 ft. beyond the foundation perimeter

### 3.4 FLASHING

---

DESCRIPTION: Metal

MEDIA:



### 3.5 PLUMBING VENTS

---

DESCRIPTION: Copper

MEDIA:



## 4. Garage

### 4.1 TYPE

---

**DESCRIPTION:** Attached

**MEDIA:**



### 4.2 GARAGE DOORS

---

**DESCRIPTION:** Metal

**MEDIA:**



Weatherstrip bad

Loose nail

Fascia damage garage

COMMENTS:

Requires Attention

The garage door hinges have been moved on the garage door. It appears over time the screws fatigued the door metal and wouldnt hold well. There are screws missing in the door stiffener bar and it sags plenty when opened. I recommend replacement of the door.

Safety

The garage door did not operate properly by pushing the garage door button but the homeowner knows how to make it operate. The safety eyes and obstacle auto reverse function could not be tested.

Requires Attention

Weather seal(s) loose or damaged

4.3 DOOR OPENER

DESCRIPTION: Genie

MEDIA:



COMMENTS:

 Recommendation

The 2x4 lumber holding the garage door opener and chain rail are attached to the ceiling with nails. It may hang there forever but I recommend replacing the nails with heavy duty structural screws or lags.

 Requires Attention

Inoperative at time of inspection

 Safety

Light beam safety inoperative

 Safety

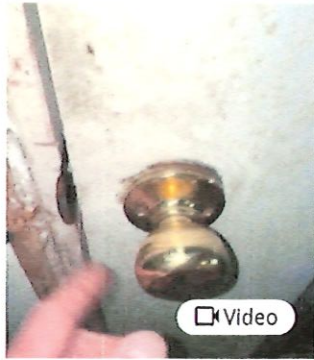
No safety reverse system in operation

#### 4.4 SERVICE DOORS

---

DESCRIPTION: Metal

MEDIA:



#### 4.5 FLOOR/FOUNDATION

---

**DESCRIPTION:** Poured concrete

**MEDIA:**



**COMMENTS:**

Maintenance

Minor floor crack(s)

Maintenance

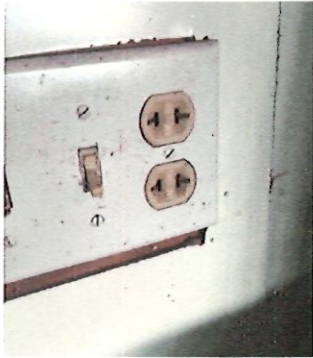
Unable to inspect the entire wall/floor due to stored items

#### 4.6 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**MEDIA:**



COMMENTS:



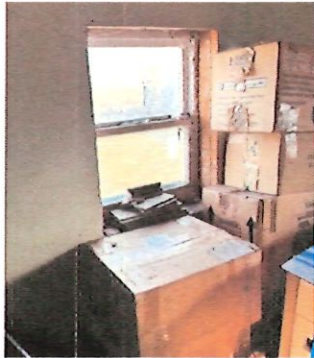
Non-GFCI circuit. Recommend GFCI be installed.

## 4.7 WINDOWS

---

DESCRIPTION: Vinyl

MEDIA:



## 5. Structure

### 5.1 TYPE

---

DESCRIPTION: Wood frame

### 5.2 FOUNDATION

---

DESCRIPTION: Block

**MEDIA:**



**COMMENTS:**

The small cracks between the foundation block and mortar should be resealed. Non shrinking mortar caulk works well and comes in a few colors to help match.

**5.3 BEAMS**

---

**DESCRIPTION:** Solid wood

**5.4 FLOOR/SLAB**

---

**DESCRIPTION:** Concrete

**MEDIA:**



**COMMENTS:**

**Recommendation**

There is evidence of water being on the basement floor in the past. The floor was dry today. I recommend having a battery backup sump pump installed for when the primary goes out and a second primary in stock to replace it quickly in case of failure since the basement is known to flood.

## 5.5 JOISTS/TRUSSES

---

**DESCRIPTION:** 2 x 8

**MEDIA:**



## 5.6 BEARING WALLS

---

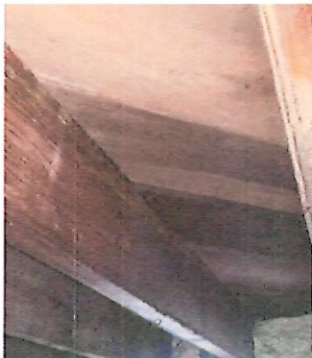
**DESCRIPTION:** Wood frame

## 5.7 SUBFLOOR

---

**DESCRIPTION:** Dimensional wood

**MEDIA:**



# 6. Electrical

## 6.1 SERVICE

---

**DESCRIPTION:** Aluminum

**SERVICE AMPS AND VOLTS:** 220 VAC, 200 amps

**GROUND:** Rod in ground only

**MEDIA:**

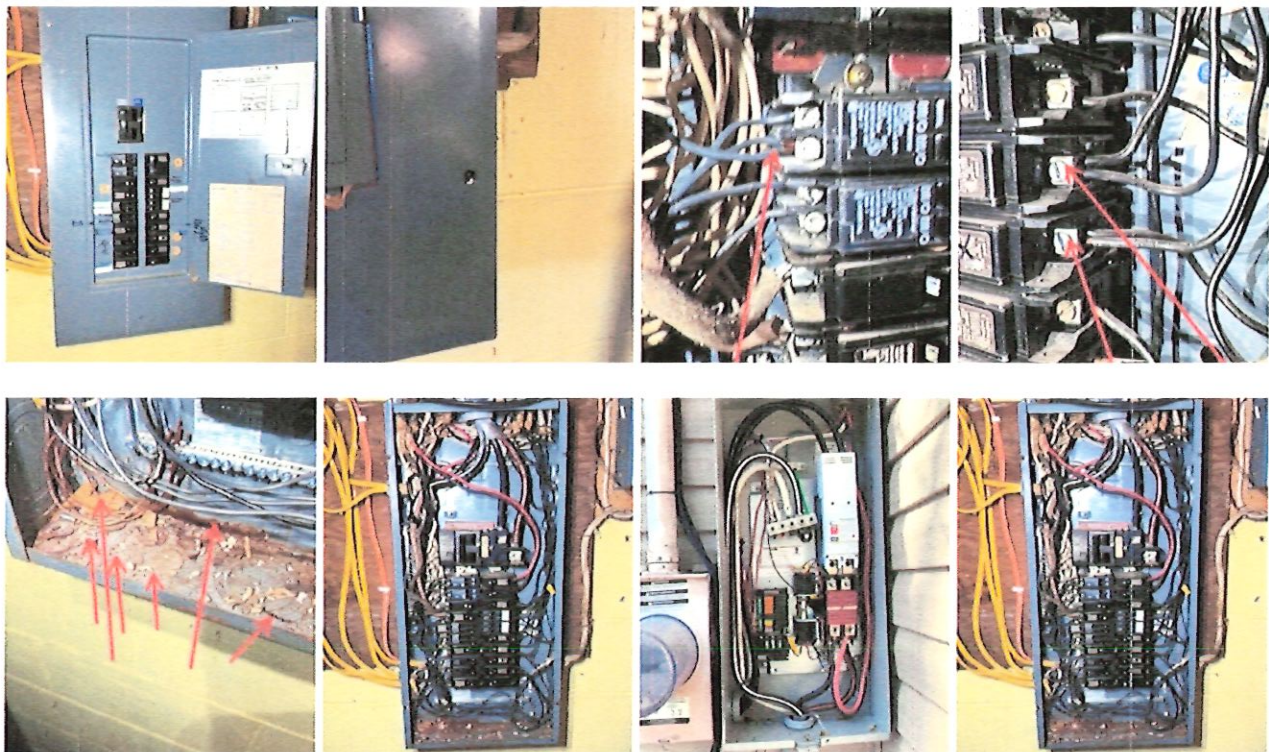


## 6.2 MAIN PANEL

**DESCRIPTION:** Challenger

**CAPACITY:** 200 amps

**MEDIA:**



**COMMENTS:**



No rust or debris should be inside the electric main panel. Further evaluation by a qualified electrician is recommended.



There are Double tap(s) present in the electric panel. This is not acceptable or allowable in this panel and should be remedied by a qualified licensed electrician.

### 6.3 GFCI/AFCI

---

**DESCRIPTION:** At GFCI receptacle(s) only

### 6.4 BRANCH CIRCUITS

---

**DESCRIPTION:** Copper

**MEDIA:**



## 7. Plumbing

### 7.1 SERVICE LINE

---

**DESCRIPTION:** Black poly

**MEDIA:**



COMMENTS:

 Requires Attention

/Galvanized service line(s) present in the basement. I Recommend replacement before you notice any issues.

## 7.2 MAIN WATER SHUTOFF

---

DESCRIPTION: Basement

MEDIA:

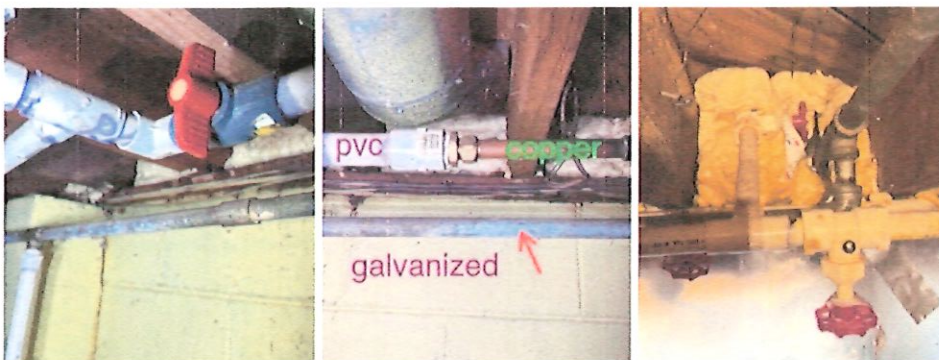


## 7.3 WATER LINES

---

DESCRIPTION: Copper, PVC, Galvanized

MEDIA:



## 7.4 DRAIN PIPES

---

DESCRIPTION: PVC, Copper

**MEDIA:**



**COMMENTS:**

 Requires Attention

Leaking observed under the bathtub drain in the basement.

### 7.5 VENT PIPES

---

**DESCRIPTION:** Copper

### 7.6 FUEL SERVICE LINES

---

**DESCRIPTION:** Copper, Insulflex

### 7.7 WATER HEATER

---

**DESCRIPTION:** Tank

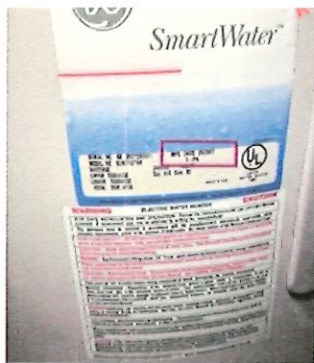
**MANUFACTURER:** General Electric

**CAPACITY:** 80 gal

**FUEL:** Electric

**LOCATION:** Basement

**MEDIA:**



COMMENTS:

Safety

The dry bucket under the tpr discharge on the water heater should not be there. The tpr must always discharge 6-8" from the floor into the open air. if it were to leak and fill the bucket it would not be in open air and creates an unsafe situation.

Recommendation

Water heater has exceeded its design life of 8-12 years as it is nearly 19 years old. Budget for replacement soon.

## 8. Attic

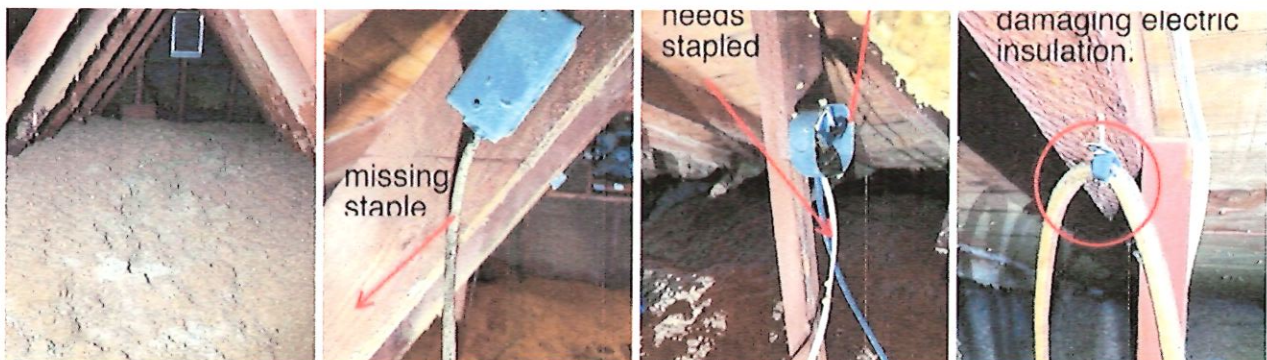
### 8.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

ATTIC ACCESS: Pull down ladder

UNABLE TO INSPECT: 30%

MEDIA:



COMMENTS:



missing box cover and missing electric staples in the attic.

Ducting/Insulation block visual inspection of some components

## 8.2 ROOF FRAMING

---

DESCRIPTION: Rafter

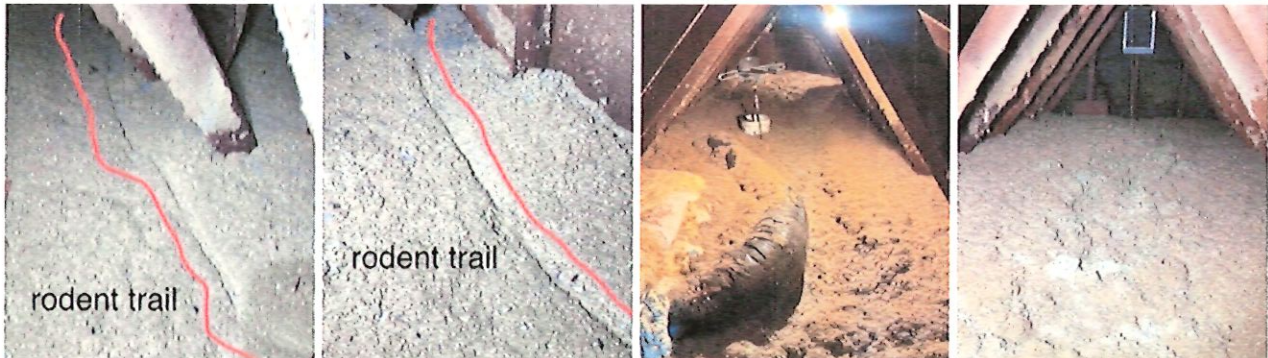
## 8.3 INSULATION

---

DESCRIPTION: Blown in, Cellulose

DEPTH: 12 inches

MEDIA:

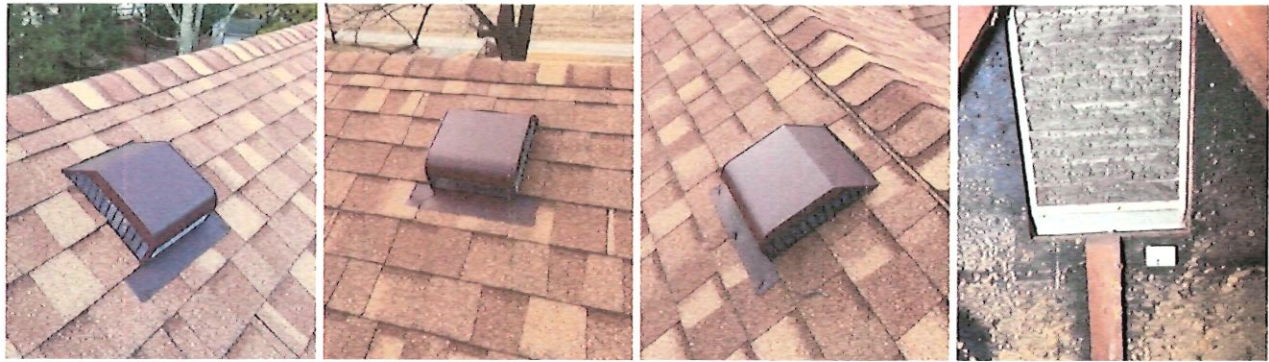


## 8.4 VENTILATION

---

DESCRIPTION: Gable, Hat vents

MEDIA:



## 8.5 ACCESS

DESCRIPTION: hallway

# 9. Basement

## 9.1 TYPE

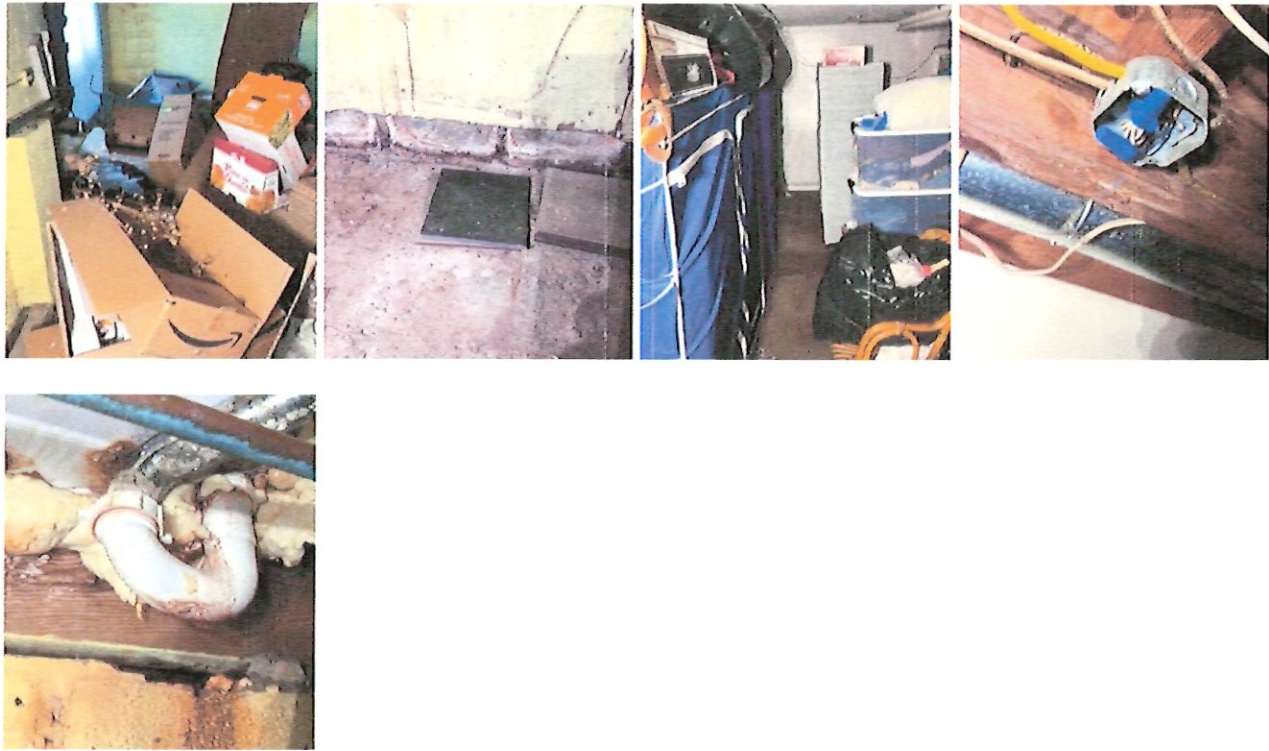
DESCRIPTION: Unfinished

## 9.2 CEILING

DESCRIPTION: Exposed framing

MEDIA:





COMMENTS:

 Requires Attention

A few different electrical boxes near the basement ceiling should have covers on them.

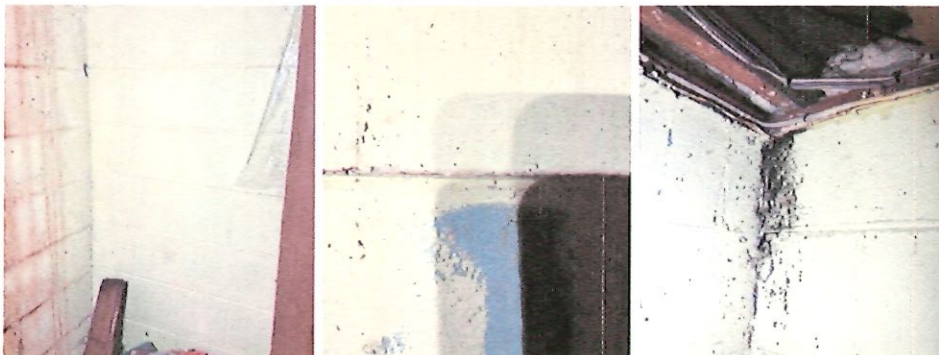
Evidence of past or present water intrusion

### 9.3 WALLS

---

DESCRIPTION: Block

MEDIA:



COMMENTS:

Typical cracking/flaws were observed in wall finish

 Requires Attention

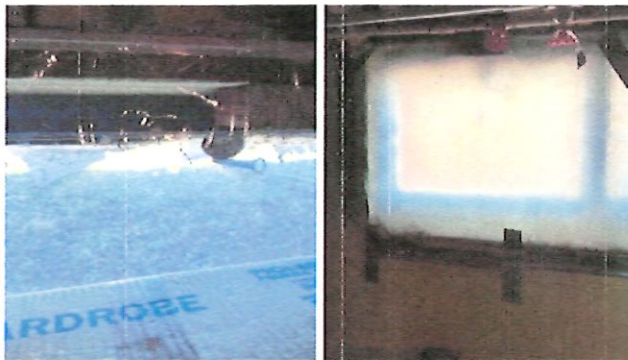
Possible mold observed. Recommend that a qualified contractor evaluate and estimate repairs.

### 9.4 WINDOWS

---

DESCRIPTION: Steel casement

MEDIA:



### 9.5 FLOORS

---

DESCRIPTION: Concrete

MEDIA:



### 9.6 FLOOR DRAIN

---

**DESCRIPTION:** Surface drain

**MEDIA:**

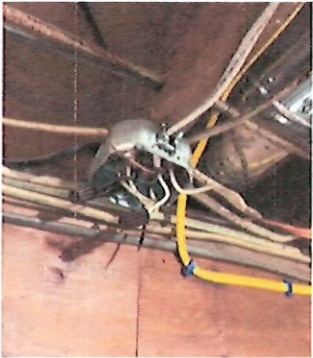


## 9.7 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**MEDIA:**



## 9.8 BASEMENT STAIRS/RAILINGS

---

**DESCRIPTION:** Metal handrail(s), Concrete

**MEDIA:**



## 10. Heating/Cooling

### 10.1 THERMOSTAT(S)

---

**DESCRIPTION:** Programmable

**MEDIA:**



### 10.2 HEATING SYSTEM

---

**DESCRIPTION:** Forced air

**MANUFACTURER:** Bryant

**FUEL TYPE:** Propane gas

**MEDIA:**



**COMMENTS:**

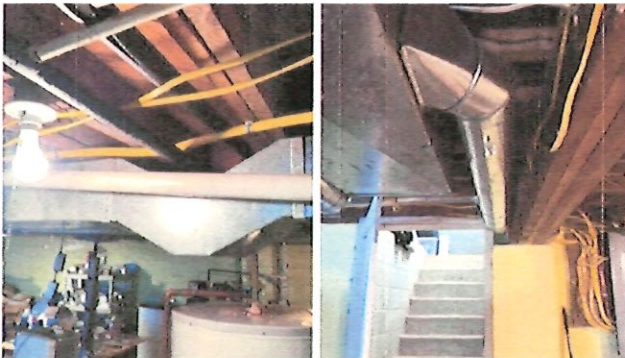
The furnace is nearing 23 years old and the average life expectancy is 15-20 years. budget for replacement soon.

### 10.3 DISTRIBUTION

---

**DESCRIPTION:** Metal duct, Insulated Duct

**MEDIA:**



### 10.4 COOLING SYSTEM

---

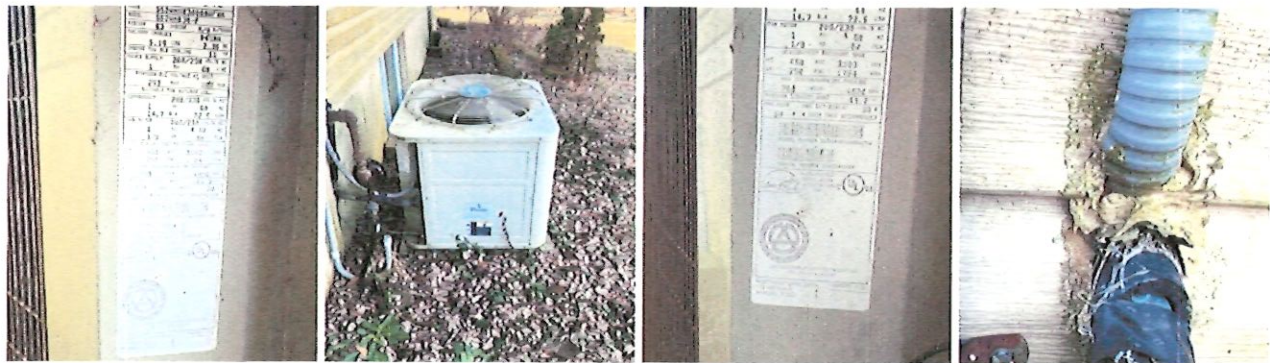
**DESCRIPTION:** Central A/C

**MANUFACTURER:** Bryant

**FUEL TYPE:** 220 VAC

**CAPACITY:** 3.5 ton

**MEDIA:**



**COMMENTS:**

The AC i it was built in 2003 and has outlived its average service life of 12-15 years.

**10.5 EXTERIOR UNIT**

---

**DESCRIPTION:** Pad mounted

**MEDIA:**



**10.6 BLOWER FAN/FILTERS**

---

**DESCRIPTION:** Disposable filter

**11. Bathroom**

**11.1 ELECTRICAL**

---

**DESCRIPTION:** 110 volts, GFCI

**COMMENTS:**

 Safety

Replace faulty GFCI outlet

 Safety

Open or missing ground

## 11.2 COUNTER/CABINET

---

**DESCRIPTION:** Wood

**MEDIA:**



## 11.3 SINK/BASIN

---

**DESCRIPTION:** Single

**MEDIA:**



## 11.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Metal

**MEDIA:**



## 11.5 TOILETS

---

**DESCRIPTION:** American Standard

**MEDIA:**



## 11.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Porcelain tub

**MEDIA:**



COMMENTS:

Recommendation

recaulk edge(s) of tub/surround with high quality sealant.

### 11.7 VENTILATION

---

DESCRIPTION: Electric fan

MEDIA:



## 12. Bathroom 2

### 12.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

### 12.2 COUNTER/CABINET

---

**DESCRIPTION:** Wood

**MEDIA:**



### 12.3 SINK/BASIN

---

**DESCRIPTION:** Single

### 12.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Metal

**MEDIA:**



COMMENTS:

Recommendation

Low water pressure/flow at faucet

## 12.5 TOILETS

---

DESCRIPTION: American Standard

MEDIA:



## 12.6 TUB/SHOWER/SURROUND

---

DESCRIPTION: Fiberglass tub, Fiberglass surround

MEDIA:



## 12.7 VENTILATION

---

DESCRIPTION: Electric fan

**MEDIA:**



## 13. Kitchen

### 13.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts

**COMMENTS:**



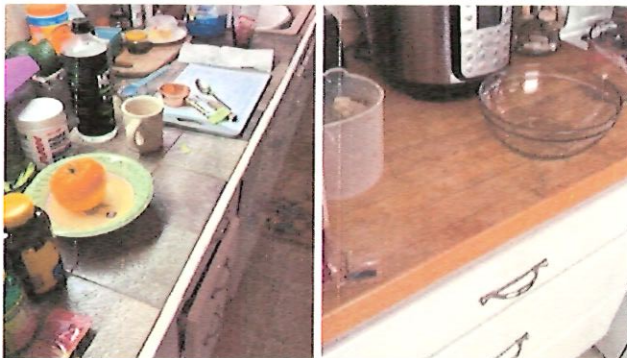
Non-GFCI circuit. Recommend GFCI circuit be installed.

### 13.2 COUNTERTOPS

---

**DESCRIPTION:** Tile, Wood

**MEDIA:**



### 13.3 CABINETS

---

**DESCRIPTION:** Wood

**LOCATION:**

**MEDIA:**



**COMMENTS:**

Maintenance

All cabinet doors and drawers tested opened and closed. Some of the cabinet doors will not hold closed tightly and some drawers operate rough, which is typical for older cabinets.

Maintenance

some of the gaps between double cabinet doors are not parallel and may be corrected by adjusting hinges.

Maintenance

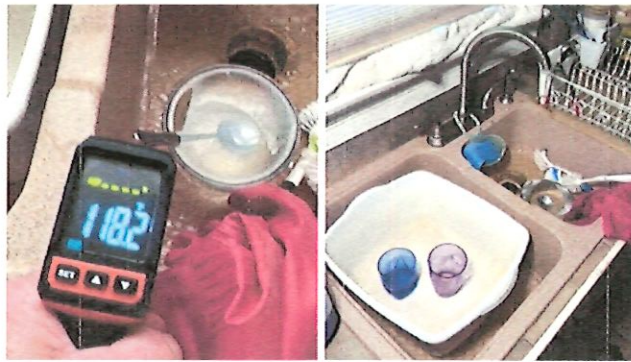
Cabinet door hinge(s) needs tightening/adjustment

### 13.4 SINK

---

**DESCRIPTION:** Double, Solid surface

**MEDIA:**



### 13.5 PLUMBING/FIXTURES

---

**DESCRIPTION:** PVC, Stainless steel

### 13.6 DISPOSAL

---

**DESCRIPTION:** InSinkErator

**MEDIA:**



### 13.7 RANGE/OVEN

---

**DESCRIPTION:** Not tested

**FUEL SOURCE:** Not tested

### 13.8 REFRIGERATOR

---

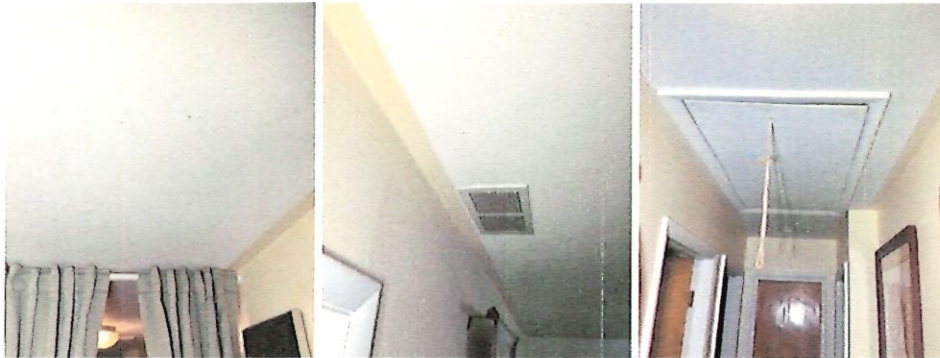
**DESCRIPTION:** Not tested

## 14. Interior

### 14.1 CEILING

**DESCRIPTION:** Paint, Texture paint

**MEDIA:**



### 14.2 WALLS

**DESCRIPTION:** Paint, Drywall, Paneling

**MEDIA:**



**COMMENTS:**

Lead paint

Note this house was constructed prior to 1979. It needs to be understood that various interior components were painted with lead based paint at time of construction. Additionally exterior wood components were painted with lead based paint. Lead based paint dust or paint chips when inhaled or ingested has been documented to cause brain and nervous system issues in humans, particularly young children. These issues to brain and nervous system function are not reversible. The EPA has established the RRP law which defines protocols for contractors

to follow during renovating and/or removing lead paint components. These protocols create safe house conditions for both the occupants and workers. Contractors must be RRP certified through EPA training to perform lead based paint remediation. Highly recommend prior to the start of any home renovations to have all painted wood components tested for lead based paint by a certified lead paint assessor.

### 14.3 FLOOR

---

**DESCRIPTION:** Carpet, Hardwood, Vinyl, Vinyl plank

**MEDIA:**



### 14.4 DOORS

---

**DESCRIPTION:** Hollow wood

**MEDIA:**



## 14.5 WINDOWS

---

**DESCRIPTION:** Vinyl, Casement

## 14.6 SMOKE DETECTOR

---

**DESCRIPTION:** Not tested

**COMMENTS:**



Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

## 14.7 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Not tested

**COMMENTS:**



Recommend installation of carbon monoxide detector(s)

# 15. Laundry

## 15.1 LOCATION

---

**DESCRIPTION:** First floor

### 15.2 DRYER VENT

---

**DESCRIPTION:** Rigid metal

**MEDIA:**



### 15.3 WASHER HOSE BIB

---

**DESCRIPTION:** Rotary

**MEDIA:**



**COMMENTS:**

**Recommendation**

The hose(s)/valve(s) were inspected visually and was not tested. The washing machines water supply lines are fed from two different locations indicating a plumbing defect. I recommend a qualified plumber to remedy this.

### 15.4 WASHER DRAIN

---

**DESCRIPTION:** Floor drain

**MEDIA:**



**15.5 ELECTRICAL**

---

**DESCRIPTION:** 220 volts

**15.6 FLOOR DRAIN/PAN**

---

**DESCRIPTION:** Not visible

## 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.

## 1. Grounds

### 1.1 DRIVEWAY

---

#### COMMENTS:



The mailbox post broke off at the ground recently and should be replaced asap.

### 1.3 STEPS/STOOPS

---

#### COMMENTS:



hazard. I recommend adding aggregate under the rock step to make the risers equal.

### 1.4 GRADING/DRAINAGE

---

#### COMMENTS:



Improper slope is draining water towards the foundation which contributes to moisture and water penetration in the basement

## 2. Exterior

## 2.1 TYPE

---

### COMMENTS:

 Requires Attention

Any and all holes, gaps, and cracks in the siding should be sealed with a high quality sealant and the missing siding should be replaced with siding.

 Requires Attention

Vegetation should not be allowed to grow on the brick or siding. It can damage them and lead to moisture and pest infiltration. Recommend removal

Vegetation is growing on the brick/siding, which can cause damage and lead to moisture intrusion and pest issues. Recommend removing vegetation to prevent potential structural and pest-related problems. Regular maintenance is advised to ensure clearance.

## 2.3 WINDOWS

---

### COMMENTS:

 Requires Attention

Many of the windows were not inspected for operation due to the plastic covering on the interior side. I recommend a thorough cleaning of the windows, tracks, and frames inside and out to determine which windows may need to be replaced.

 Requires Attention

Screens torn/damaged or missing.

## 2.4 EXTERIOR DOORS

---

### COMMENTS:

 Requires Attention

Paint peeling

 Requires Attention

The exterior door frames near the bottom have begun to rot and decay from water intrusion. There are waterstains in the basement on the subfloor where water has penetrated the structure near the door. I recommend replacing the doors and frames as the doors are showing rust also. Contractor should survey the damage beyond the doorframe and fix/replace before reinstalling new door. Before it gets worse.

## 2.5 HOSE BIBS

---

### COMMENTS:

 Requires Attention

The water stains on the siding below the hose bib are signs of past or present leakage.

## 3. Roof

### 3.2 GUTTERS

---

#### COMMENTS:

 Requires Attention

The gutters and the gutter toppers should be cleaned periodically and especially after most the leaves drop in fall.

### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

#### COMMENTS:

 Requires Attention

Loose or missing clamp(s)

 Requires Attention

Leader(s) do not extend 6 ft. beyond the foundation perimeter

## 4. Garage

### 4.2 GARAGE DOORS

---

**COMMENTS:** Requires Attention

The garage door hinges have been moved on the garage door. It appears over time the screws fatigued the door metal and wouldnt hold well. There are screws missing in the door stiffener bar and it sags plenty when opened. I recommend replacement of the door.

 Safety

The garage door did not operate properly by pushing the garage door button but the homeowner knows how to make it operate. The safety eyes and obstacle auto reverse function could not be tested.

 Requires Attention

Weather seal(s) loose or damaged

#### 4.3 DOOR OPENER

---

**COMMENTS:** Requires Attention

Inoperative at time of inspection

 Safety

Light beam safety inoperative

 Safety

No safety reverse system in operation

#### 4.6 ELECTRICAL

---

**COMMENTS:** Safety

Non-GFCI circuit. Recommend GFCI be installed.

## 6. Electrical

### 6.2 MAIN PANEL

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#### COMMENTS:

 Safety

No rust or debris should be inside the electric main panel. Further evaluation by a qualified electrician is recommended.

 Safety

There are Double tap(s) present in the electric panel. This is not acceptable or allowable in this panel and should be remedied by a qualified licensed electrician.

## 7. Plumbing

### 7.1 SERVICE LINE

---

#### COMMENTS:

 Requires Attention

/Galvanized service line(s) present in the basement. I Recommend replacement before you notice any issues.

### 7.4 DRAIN PIPES

---

#### COMMENTS:

 Requires Attention

Leaking observed under the bathtub drain in the basement.

### 7.7 WATER HEATER

---

#### COMMENTS:

 Safety

The dry bucket under the tpr discharge on the water heater should not be there. The tpr must always discharge 6-8" from the floor into the open air. if it were to leak and fill the bucket it would not be in open air and creates an unsafe situation.

## 8. Attic

### 8.1 METHOD OF INSPECTION

---

#### COMMENTS:

 Safety

missing box cover and missing electric staples in the attic.

## 9. Basement

### 9.2 CEILING

---

#### COMMENTS:

 Requires Attention

A few different electrical boxes near the basement ceiling should have covers on them.

### 9.3 WALLS

---

#### COMMENTS:

 Requires Attention

Possible mold observed. Recommend that a qualified contractor evaluate and estimate repairs.

## 11. Bathroom

### 11.1 ELECTRICAL

---

#### COMMENTS:

 Safety

Replace faulty GFCI outlet

 Safety

Open or missing ground

## 13. Kitchen

### 13.1 ELECTRICAL

---

#### COMMENTS:

 Safety

Non-GFCI circuit. Recommend GFCI circuit be installed.

## 14. Interior

### 14.6 SMOKE DETECTOR

---

#### COMMENTS:

 Safety

Recommend that buyers install new smoke detector(s). Most manufacturers recommend replacing smoke detectors after 10 years.

### 14.7 CARBON MONOXIDE DETECTOR

---

#### COMMENTS:

 Safety

Recommend installation of carbon monoxide detector(s)

**Dennis E. Stegner, Atty**

# Memo

**To:** Dennis E. Stegner

**From:** Kathy S. Heriot

**Date:** 03/24/2026

**Re:** Fields

---

1801100017000044

&180110001700

Are in fact sole and separate parcels. The light spot on the North side was tested and it won't PERC; so, in essence, it won't hold a mound septic. That parcel can flood by an adjoining creek and in fact the water runs across the road.

The house is built on fill dirt. The previous owners say that it was filled, and the structure was relocated from the Wright Patt Base. I had a dry well installed which takes care of the washing machine and that's about it. There are still wet spots to the south and ponding to the north, to the point where it encroaches on the leach field.

I had to hook one of the sump pumps to a hose out the back window, otherwise the basement was going to flood.



20 S. Limestone St. Suite 310 Springfield, Ohio 45502 \* (937) 324-3212 \* [www.Mumma1910.com](http://www.Mumma1910.com)

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March 17, 2026

Kathy S. Heriot  
3206 Hustead Rd.  
Springfield, Ohio 45502

Dear Kathy,

Upon your request I have appraised the real estate located at 3206 Hustead Rd., Springfield, Ohio. This property consists of a one-story home with approximately 1,400 square feet, three bedrooms, two full baths, an eat-in kitchen, full basement and a two-car attached garage on a 1.13 acre lot. This property is in need of some updates and improvements. The most notable being a drainage issue surrounding the property, there was water in the basement at the time of my inspection, as well as an issue with a bulge in the roof, several electrical issues and plumbing leaks. The furnace and A/C are in working order, however, they are well past their life expectancy and will need replaced soon.

After inspection of this property, I am appraising it at \$160,000 "As Is".

Sincerely,

Natalie Jackson

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3206 HUSTEAD RD

Map ID: 180-11-00017-000-006

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

**CURRENT OWNER**

HERIOT KATHY S

**GENERAL INFORMATION**

Routing No. DSE8-00 020-00  
 Class Residential  
 Living Units 1  
 Neighborhood 180R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District Mad River Township Glsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



1801100017000006 12/4/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .9900			45,900
A-Right Of Way	AC .1400			

Total Acres: 1.13

Legal Acres: 1.1300

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	16,070	45,900	45,900	0	45,900
Building	56,920	162,620	162,620	0	137,010
<b>Total</b>	<b>72,990</b>	<b>208,520</b>	<b>208,520</b>	<b>0</b>	<b>182,910</b>

Value Flag 1-COST APPROACH  
 Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied Y

**Entrance Information**

Date	ID	Entry Code	Source
10/22/24	KQ	10-Adv	3-Other
07/30/18	RVT	R-Review	3-Other
12/06/17	AKF	10-Adv	3-Other
02/09/12	MAG	5-Occupant Not Home	3-Other
06/19/06	PJ		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Deed Reference	Deed Type	Grantor
180/2078		INGALLS F SINCLAIR GRAHAM ELIZABETH H

**Validity**

Transfer Date	Price	Type
09/27/05	157,500	
02/01/85	49,500	
08/01/83		

**Property Factors**

Topo: 1-Level  
 Utilities: 5-Well  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 08 - 04 - 17  
 Legal Descriptions:  
 S MID PT S W QR  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3206 HUSTEAD RD

Parcel Id: 180-11-00017-000-006

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

**Dwelling Information**

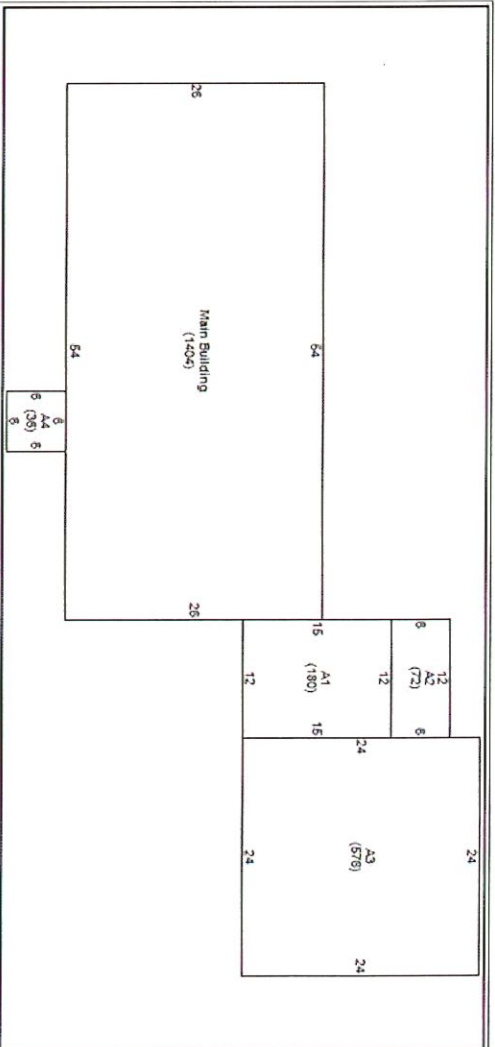
Story height	1	Total Rooms	5
Exterior Walls	6-AlV/myl	Bedrooms	3
Style	03-Ranch	Family Rooms	0
Year Built	1961	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	200
Fuel Type	4-Oil	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	AV-AVERAGE	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	182,620	% Good	70
Plumbing	4,300	Market Adj	
Basement	0	Functional	
Heating	6,500	Economic	
Attic	0	% Complete	
Other Features	4,180	C&D Factor	1
Subtotal	197,500	Adj Factor	1
		Additions	24,300
Ground Floor Area	1,404		
Total Living Area	1,404	Dwelling Value	162,620
Building Notes			

**Misc & Gross Buiding Values**

Misc Building No: \_\_\_\_\_ Misc Adjusted Value: \_\_\_\_\_  
 Gross Building: \_\_\_\_\_



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,404						
1		3			180						12,600
2		28			72						2,100
3		59			576						19,000
4		28			36						1,000

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr Qty	ModCd	PH	FV	MA	%Comp	Value
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**Condominium / Mobile Home Information**

Complex Name	Number
Condo Model	Unit Type
Unit Number	Unit View
Unit Level	Model (MH)
	Model Make (MH)