



CAP CITY PROPERTY INSPECTIONS

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HOME INSPECTION REPORT COPY

1234 Main St.
Grove City OH 43123

Buyer Name
12/11/2018 9:00AM



Inspector
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Agent

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1: INSPECTION DETAILS

Information

General Information: In**Attendance:**

Client

General Information: Building**Type:**

Single Family

General Information:**Occupancy:**

Occupied

General Information: Utilities:

All Utilities On

General Information:**Temperature:**

Below 32°

General Information: Weather:

Cloudy

General Information: Radon:

Test Underway

General Information: Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNachi Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

General Information: Online Web based Presentation

To see the online web based presentation of this report follow the link below. This format is best for phones, tablets and desktop computers.

https://www.spectora.com/home-inspectors/cap-city-property-inspections/sample_report

2: EXTERIOR

Information

Roof Covering: Method of inspection:

Walk part of the roof

Roof Covering: Roof construction style:

Hip

Roof Covering: Roof-covering type:

Architectural Fiberglass Asphalt Shingle

Roof Covering: Chimney Exterior Material:

Brick

Roof Covering: Drainage system description:

Gutters and downspouts installed

Walkways, Driveways and General Grounds: Driveway Material:

Asphalt

Walkways, Driveways and General Grounds: Exterior wall-covering Material

Vinyl Siding

Walkways, Driveways and General Grounds: Exterior Doors:

Metal

Walkways, Driveways and General Grounds: Walkway Materials:

Concrete

Roof Covering: The roof had not yet reached the Mid Point of it's service life.

The roof had not yet reached the Mid Point of it's service life. These photos are for your information.



Recommendations

2.1.1 Roof Covering

MULTIPLE LAYERS ON ROOF

 Maintenance / Minor Concern

This asphalt or fiberglass composition roof surface had two or more layers of roofing materials. When this roof is replaced, recommend a complete "tear off", where all existing layers of roofing are removed before installing new roofing materials. Removing existing roofing materials will increase the cost of the next roof.

Recommendation

Contact a qualified roofing professional.



2.4.1 Gutters & Downspouts

Recommendations

DAMAGE/DISREPAIR OF DOWNSPOUT

One or more downspouts designed to discharge roof drainage was damaged or in disrepair to an extent that may limit its ability to function as designed.

Recommendation

Contact a qualified gutter contractor



2.4.2 Gutters & Downspouts

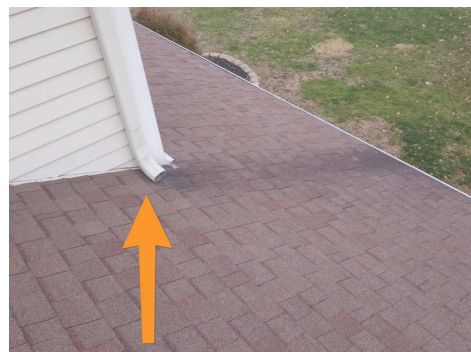
Recommendations

DOWNSPOUT DISCHARGES ON THE ROOF

The downspout is improperly discharging onto the roof because of a missing transition extension.

Recommendation

Contact a qualified professional.



2.4.3 Gutters & Downspouts

Maintenance / Minor Concern

DEBRIS IN GUTTERS.

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.

Recommendation

Contact a qualified professional.



2.5.1 Walls, Trim and Foundation

Maintenance / Minor Concern

HOLES IN SIDING SHOULD BE SEALED.

Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.



2.5.2 Walls, Trim and Foundation

Recommendations

DETERIORATION OF TRIM ON HOME

REAR OF THE HOME

Trim at the home exhibited weathering and deterioration. It may need to be replaced. We could not determine the condition of underlying materials.

Recommendation

Contact a qualified professional.



2.6.1 Doors and Windows

Recommendations

DETERIORATION OF WINDOW FRAME

REAR BASEMENT WINDOW

A window frame had general severe deterioration. Maintenance will be required to prevent leakage and replacement may be necessary.

Recommendation

Contact a qualified window repair/installation contractor.



2.7.1 Deck, Porches and Patios

Maintenance / Minor Concern

SPACING ON GUARDRAIL BALUSTERS OVER 4".

Spaces between guardrail balusters were too wide. Safe building practices dictate no more than a 4 inch space between balusters. This condition is hazardous to small children.

Recommendation

Contact a qualified deck contractor.



2.7.2 Deck, Porches and Patios

Recommendations

DECK OLD AND DETERIORATION

This deck was old and exhibited deterioration commensurate with its age. Repairs may not be sufficient and some portions may need to be replaced.

Recommendation

Contact a qualified deck contractor.



2.8.1 Walkways, Driveways and General Grounds



NEUTRAL OR NEGATIVE GRADING AROUND THE HOME.

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. The ground should slope away from the home a minimum of 1 inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that these area be re-grading to improve drainage near the foundation.

Recommendation

Contact a qualified grading contractor.



2.8.2 Walkways, Driveways and General Grounds



OVERGROWN VEGETATION

Vegetation was overgrown and needed cut back at the time of inspection.

Recommendation

Contact a qualified professional.



3: INTERIOR

Information

Attic: Attic inspected from:

Inside the attic

Attic: Attic thermal insulation material:

Blown-In

Attic: Approximate attic thermal insulation depth:

8-12 inches

Attic: Roof ventilation type:

Passive vents

Attic: FYI Video/Photo

This video/photo of the attic are for your information.

Ceilings, Walls & Floors: Window Glazing:

Double-pane


Ceilings, Walls & Floors: Window Operation:

Single-hung

Ceilings, Walls & Floors: Central Vacuum System:

Not installed

Foundation: Foundation Configuration:

Partially-finished basement

Foundation: Foundation Method/Materials:

Poured concrete foundation walls

Foundation: Method used to Inspect Crawlspace:

No Crawlspace

Ceilings, Walls & Floors: Smoke/CO Detectors:

Smoke detectors installed (battery type), Additional smoke detectors recommended

It is recommended that the smoke and carbon monoxide detectors be replaced with new units upon taking ownership of the home. Each level of living space should have both types of detectors installed. The installation of hard-wired smoke detectors in each bedroom is recommended as is the inter-connecting of all smoke and CO detectors. Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function and protection they provide.

Foundation: Finished basement walls.

Part or all of the basement walls in the home were finished at the time of the inspection. The foundation was only inspected in unfinished areas and the Inspector disclaims any responsibility for confirming its condition.

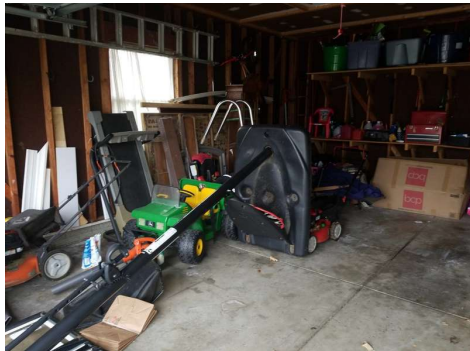
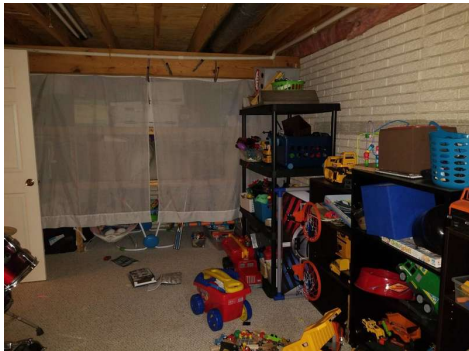
Limitations

Ceilings, Walls & Floors

INSPECTION RESTRICTED BY STORED ITEMS

BASEMENT & GARAGE

The inspection was restricted in the noted areas by owners possessions. We were unable to fully view these areas.



Recommendations

3.2.1 Ceilings, Walls & Floors

Recommendations

CEILING FAN WOBBLED DURING OPERATION.

FAMILY ROOM

A ceiling fan wobbled during operation and appeared to be out of balance.

Recommendation

Contact a qualified professional.



3.3.1 Cabinets & Counter-tops

Maintenance / Minor Concern

COUNTERTOP SEALANT MAINTENANCE NEEDED

MASTER BATHROOM

Sealant on a counter top needed maintenance at the time of inspection.

Recommendation

Contact a qualified professional.



3.4.1 Doors & Windows

Recommendations

DIFFICULT TO CLOSE DOOR, JAMB BINDING.

MASTER BEDROOM

The door in the home was binding on the jamb and was difficult to close.

Recommendation

Contact a qualified professional.



3.4.2 Doors & Windows

Recommendations

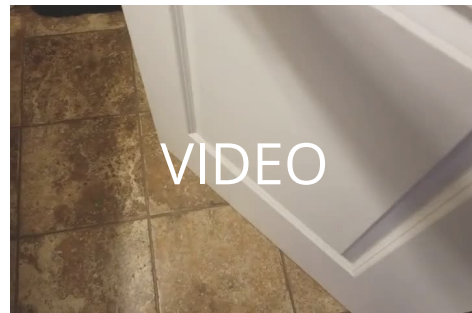
DOOR WOULD NOT CLOSE, RUBS FLOOR

UPSTAIRS HALLWAY BATHROOM

An interior door was rubbing on the floor and would not close.

Recommendation

Contact a qualified door repair/installation contractor.



3.4.3 Doors & Windows



MULTIPLE MISALIGNED LATCHES, DID NOT STAY CLOSED.

SEVERAL DOORS UPSTAIRS

The latch bolt of multiple doors in the home did not align with the hole in the strike plate and did not hold the door closed. Multiple doors will need adjustment to operate properly.

Recommendation

Contact a qualified door repair/installation contractor.

3.4.4 Doors & Windows



MULTIPLE WINDOWS HAD FAILED SEALS AND MOISTURE BETWEEN PANES

Condensation visible in the double-pane glazing of multiple windows indicated a loss of thermal integrity. Some windows may have lost their thermal integrity but may not be showing symptoms at the time of inspection. The Inspector recommends that you have each window in the home evaluated by a qualified contractor to determine the cost and exactly how many windows need to be repaired or replaced.

Recommendation

Contact a qualified window repair/installation contractor.



Master Bedroom

3.6.1 Foundation



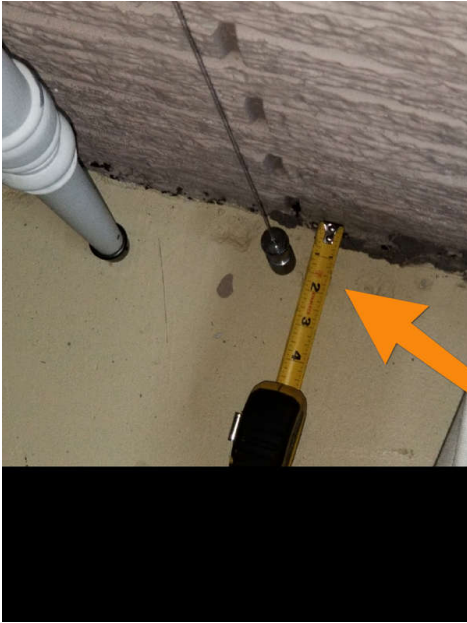
FOUNDATION MOVEMENT

REAR BASEMENT WALL

Larger than typical foundation movement was observed. This is usually the result of expansive soil or frost pressure, it may have been caused by installation of the swimming pool. Lot drainage and foundation improvements should be addressed to keep water away from the building. Repairs may be necessary. The rate of movement cannot be predicted during a one-time inspection. Cracks may need sealing on the exterior to prevent moisture penetration.

Recommendation

Contact a foundation contractor.



3.6.2 Foundation

SETTLEMENT CRACKS SHOULD BE SEALED.

Cracking visible at the foundation wall appeared typical of settlement cracks. They should be sealed with concrete caulk to help prevent water penetration.

Recommendation

Contact a qualified professional.

 Recommendations



4: ELECTRICAL

Information

Service Equipment:
Manufacturer:
 General Electric

Service Equipment: Capacity:
 200 amps

Service Equipment: Type:
 Breakers

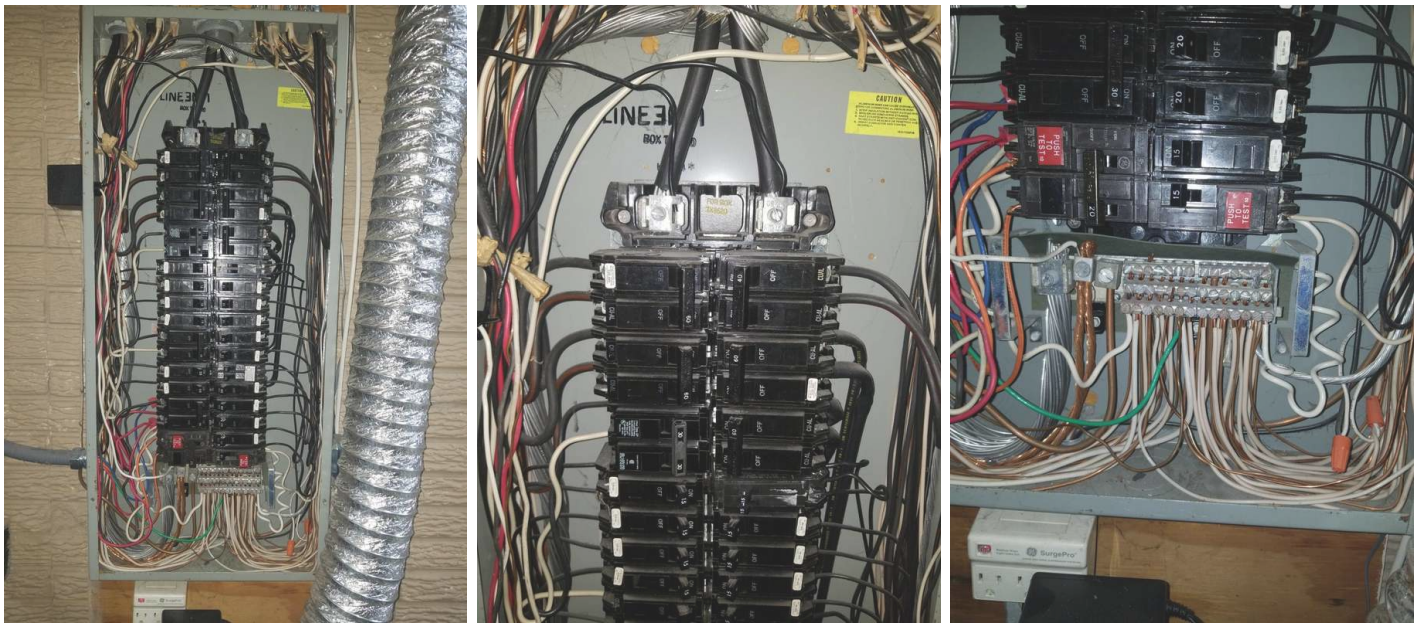
Service Equipment: Conductors:
 Underground service

Service Equipment: Disconnect Location:
 At Service Panel

Service Equipment: Type of Branch Wiring:
 Romex

Service Equipment: FYI Photo/Video

This photo of the service panel is for your information.



Recommendations

4.2.1 Service Equipment

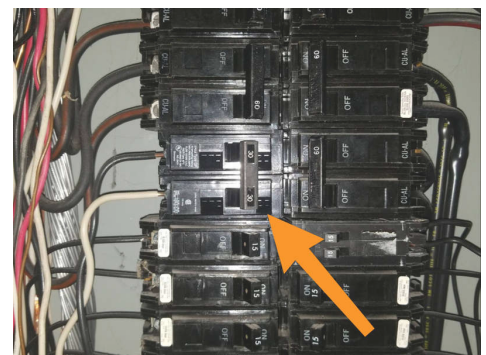
BREAKERS DIFFERENT BRAND THAN PANEL.



Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Outlets, Switches, Lighting

 Recommendations

OUTLETS NOT GFCI PROTECTED

KITCHEN CORNER

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided at the time of inspection.

Recommendation

Contact a qualified electrical contractor.



4.3.2 Outlets, Switches, Lighting

 Recommendations

OUTLET IN HOME DID NOT OPERATE

ALL BATHROOM OUTLETS

An electrical receptacle in the home was inoperable at the time of inspection. The receptacle was tagged with a red dot marked "Non Op".

Recommendation

Contact a qualified electrical contractor.



No power

5: HEATING & COOLING

Information

Heating System: Brand:

Trane

Heating System: Date of Manufacture:

2012

The expected service life for a furnace is 15 to 20 years.

Heating System: Type:

Heat Pump Forced Air (also provides cool air)

Heating System: Energy Source:

Electric

Heating System: Number of Heat Systems (excluding wood):

Two

Heating System: Heating/Cooling Ducts:

Partially insulated

Heating System: Air Filter Type/Location:

Disposable, in Panel Below Furnace, 20x25

Heating System: Thermostat Location

Dinning Room

Cooling System: Manufacturer:

Trane

Cooling System: Date of Manufacture:

2012

The expected service life for an air conditioning unit is 12 to 15 years.

Cooling System: Energy Source:

Electricity

Cooling System: Type:

Heat Pump

Cooling System: Number of cooling systems (excluding window AC)

One

Heating System: Heating System: No Deficiencies

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the heating system.

Recommendations

5.3.1 Fireplace

THE FIREPLACE WAS DIRTY.

FAMILY ROOM

The firebox of the wood-burning fireplace in the needed cleaning at the time of the inspection.



6: PLUMBING

Information

Plumbing: Source and Shutoff:

Public Water Supply, Shutoff in Basement

Plumbing: Water Supply (Into House)

Copper

Plumbing: Water Distribution (Inside Home)

Copper


Plumbing: Waste Pipes

PVC

Plumbing: Sump Pump:

An operable sump pump was installed

Plumbing: Gas Information:

No Gas Service to Home

Plumbing: Water Treatment Systems/Filters:

None

Water Heater: Manufacturer

Vaughn

Water Heater: Date of Manufacture

1996

The expected service life for a water heater is 8 to 12 years.

Water Heater: Fuel Type

Electric

Water Heater: Tank Capacity

120 Gallons

Water Heater: Location:

Basement

Water Heater: Water heater rented from utility

The water heater appeared to be rented from the utility company. You should ask the owner for any information related to this rental agreement.


Sump Pump: Sump pump operated properly

The sump pump operated properly at the time of inspection. This video is informational.

Gas Plumbing: No natural gas supplied to the home

There was no natural gas supplied to the home at the time of inspection. Only electric appliances can be used.

Limitations

Plumbing

SWIMMING POOL NOT INSPECTED

The swimming pool was not inspected. Inspection of pools fall outside of a general home inspection. You should have the pool serviced and inspected by a qualified swimming pool professional.



Recommendations

6.3.1 Fixtures

BATHTUB FAUCET NEEDS SEALANT

UPSTAIRS HALLWAY BATHROOM

The spout on the bathtub needed sealant at the time of inspection.



Maintenance / Minor Concern



6.3.2 Fixtures

SEALANT NEEDED AROUND BATHTUB AREA

MASTER BATHROOM

The bathtub needed sealant in several areas around the bathtub. This is to help prevent moisture intrusion around the bathtub.

Recommendation

Contact a qualified professional.



Maintenance / Minor Concern



6.3.3 Fixtures

HOT-COLD REVERSED AT SINK

MASTER BATHROOM

Hot and cold water supply connections were reversed at the sink. This is a potential scald hazard and should be corrected by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Recommendations

7: BUILT-IN APPLIANCES

Information

Appliances: Range Type/Brand:

Electric, General Electric

Appliances: Range Hood

Type/Brand:

Recirculating, General Electric

Appliances: Built-in Microwave

Brand:

None

Appliances: Dishwasher brand:

General Electric

Appliances: Garbage Disposal

brand:

Kenmore

Appliances: Refridgerator Brand:

Whirlpool

Appliances: Clothes Dryer Power

Older 3-prong

Recommendations

7.7.1 Bathroom Exhaust Fan

BATHROOM EXHAUST VENT DID NOT EXTEND TO THE EXTERIOR.

BOTH BATHROOMS

The exhaust vent for the bathroom terminated in the attic. To prevent excess moisture in this location, the exhaust vent should terminate at the home exterior.



Recommendations



7.7.2 Bathroom Exhaust Fan

BATHROOM EXHAUST VENT DID NOT OPERATE

MASTER BATHROOM

The bathroom exhaust vent did not operate at the time of inspection.



Recommendations

7.7.3 Bathroom Exhaust Fan

NOISY EXHAUST FAN IN BATHROOM.

UPSTAIRS HALLWAY BATHROOM

The exhaust fan was excessively noisy and may need to be replaced soon.



Recommendations



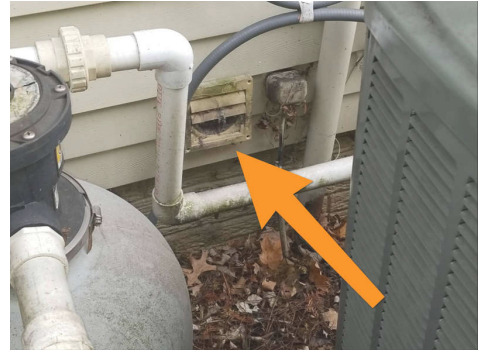
7.8.1 Dryer Venting

**DAMAGED DAMPER ON DRYER VENT.**

The dryer exhaust vent damper was damaged. This condition may allow pests to enter the vent, where they may create obstructions with nesting materials, creating a potential fire hazard. The Inspector recommends installation of a proper backdraft damper. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified professional.



7.9.1 Garage Door Opener

**PHOTO SENSOR INSTALLED OVER 6 INCHES ABOVE FLOOR.**

An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes is required by generally-accepted safety standards and limit the maximum mounting height for garage door photo sensors to 6 inches.

Recommendation

Contact a qualified garage door contractor.

