



SUMMARY

1234 Main St. Grove City OH 43123

Buyer Name
12/11/2018 9:00AM

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2.4.1 Gutters & Downspouts

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



Recommendations



2.4.2 Gutters & Downspouts

DOWNSPOUT DISCHARGES ON THE ROOF

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

Recommendation

Contact a qualified professional.



Recommendations



2.5.2 Walls, Trim and Foundation

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.



Recommendations



2.6.1 Doors and Windows

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.



Recommendations

Recommendation
Contact a qualified window repair/installation contractor.



2.7.2 Deck, Porches and Patios **DECK OLD AND DETERIORATION**

 Recommendations

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

 Recommendations

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.



3.2.1 Ceilings, Walls & Floors **CEILING FAN WOBBLED DURING OPERATION.**

 Recommendations

FAMILY ROOM

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

Recommendation
Contact a qualified professional.



3.4.1 Doors & Windows

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

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

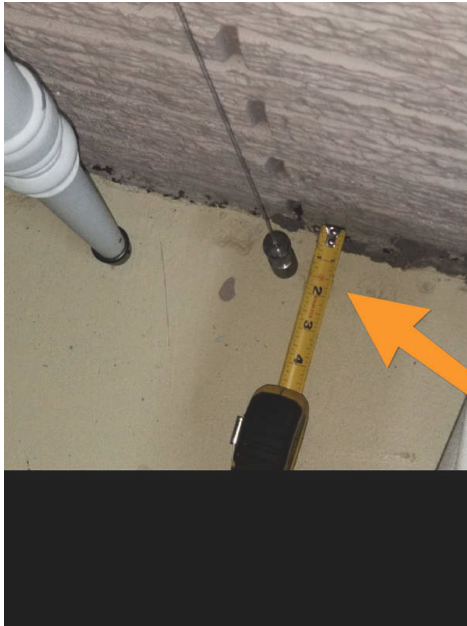
FOUNDATION MOVEMENT

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.



4.2.1 Service Equipment

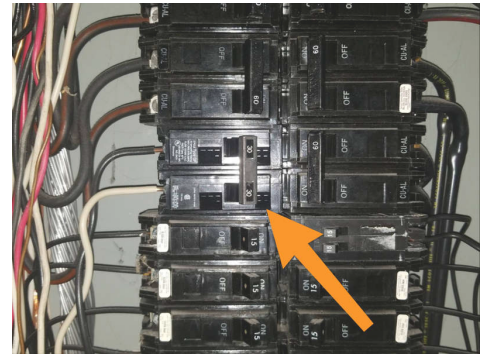
BREAKERS DIFFERENT BRAND THAN PANEL.

Recommendations

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

OUTLETS NOT GFCI PROTECTED

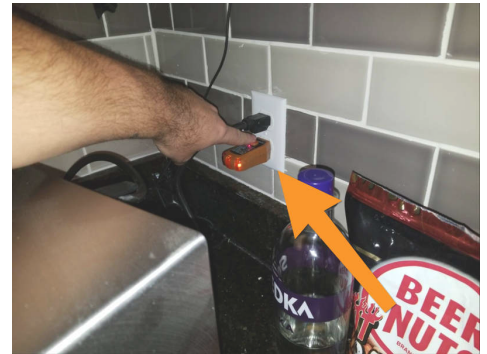
Recommendations

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

OUTLET IN HOME DID NOT OPERATE

Recommendations

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

5.3.1 Fireplace

THE FIREPLACE WAS DIRTY.

Recommendations

FAMILY ROOM

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



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.



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.



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.



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.



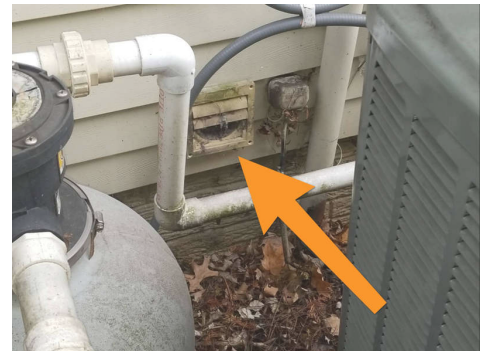
7.8.1 Dryer Venting

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.

