



## Home Inspection Report

Prepared exclusively for

**Nick Wagner**



### PROPERTY INSPECTED:

1713 Hilltree Drive  
Anderson Twp, OH 45255

Date of Inspection: 07/05/2023

Inspection No. 24114-13045

### INSPECTED BY:

The Capuano Team – The Capuano  
Corporation

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### INSPECTOR:

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*Each office is independently owned and operated*

## REPORT SUMMARY

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 entire report.

### 1.0 INTRODUCTION

#### 1.2 Scope of Inspection

1.2.1 Hidden or latent defects can be present in many homes. Mold sampling, radon testing and camera scoping of main sewer pipe are some of our most popular added services that can provide significant information regarding conditions of the home that cannot be seen during a visual home inspection. This additional information may assist in reducing your risk of purchase. Speak with your inspector or call our office for more information or to schedule.

1.2.2 It is recommended that all conditions noted in this report are further investigated by qualified specialists for full scope of the listed issues, for related or additional conditions and for any further repair recommendations relating to these items, prior to purchase of the home.

1.2.3 WDI (Wood Destroying Inspection) additional service was performed. This report can be accessed via the Inspection Document Portal.

1.2.4 Sewer Scope additional service was performed. The report will be emailed by the end of the business day.

### 3.0 EXTERIOR

#### 3.3 Wall Surface

3.3.1 Loose and missing pieces of siding observed. Recommend repairs where needed.

- Exterior Front
- Exterior Left
- Exterior Right

#### 3.8 Porch(es)

3.8.1 Front porch shows cracking and settling away from the front of the home; has affected front door installation and upper column/beam; recommend having a foundation contractor or structural engineer further evaluate to determine scope and costs of any action/repairs needed (**Exterior Front**)

#### 4.0 ROOFING SYSTEM

##### 4.4 Sloped Surface(s)

4.4.1 The roof surface is at the end of its useful life expectancy with many damaged or missing shingles, damaged roof decking noted. Staining indicating leaking over right side bedroom. Recommend having a roofer further evaluate for replacement **(Exterior Front)**

##### 4.6 Chimney(s)

4.6.1 The chimney cap is cracked and deteriorated. If the cracks and deterioration of the chimney crown is left unrepaired the chimney structure could be affected. Insulation and flashing present closing off fireplace flue indicates past issues or damage. Recommend a certified chimney contractor further assess for repair. Due to conditions present, additional defects may be identified and need repaired. **(Exterior Right)**

#### 6.0 GARAGE / CARPORT

##### 6.3 Structure

6.3.1 Potential mold, staining on wall in garage. Appears to be due to ductwork running through this wall, condensation due to differing humidity/temperature levels. Areas measured dry with a moisture meter. Recommend further evaluation by an HVAC professional to determine any action needed. Mold sampling should be considered to determine if any cleanup is needed **(Garage)**

##### 6.4 Vehicle Door(s)

6.4.1 Garage door opener was plugged into an extension cord. Recommend having an electrician install a permanent accessible receptacle for safety. **(Garage)**

#### 7.0 STRUCTURE

##### 7.3 Foundation

7.3.1 Patch repairs at front finished basement, removed carpet tack strip and pad indicating potential past water issues. Confirm details with seller. Recommend obtaining any documentation. If no documentation is available, recommend further evaluation by a foundation contractor **(Basement)**

## 8.0 ELECTRICAL SYSTEM

### 8.7 Branch Circuit Wiring

8.7.1 Aluminum branch wiring is presently installed. Pigtail splices to copper in main electric service panel were not made with appropriate devices, indicating non professional type repairs. Due to potential risks associated with this type of wiring, it is recommended that further evaluation of the electrical system is performed for safety by a qualified electrician to determine scope of potential repairs. **(Basement)**

### 8.8 Receptacles

8.8.1 Open ground condition noted on receptacles. Recommend having an electrician further evaluate and repair for safety

- Dining room
- Front Bedroom
- Patio
- Primary Bathroom
- Primary Bedroom

8.8.2 Dryer receptacle is hanging loose. Recommend securing for safety **(Laundry Room)**

## 9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

### 9.5 Forced Air Furnace(s)

9.5.3 Could not get furnace heating operation to turn on. Recommend having an HVAC professional fully evaluate, service and clean the system, also making repairs to any additional issues found **(Basement)**

## 10.0 PLUMBING SYSTEM

### 10.4 Drain, Waste, and Vent Piping

10.4.2 Improper pitch at ware drain piping under 1st floor bathroom. Recommend repair for proper drainage **(Laundry Room)**

### 10.8 Fixtures / Faucets

10.8.3 The shower faucet has the hot and cold reversed. This is a safety concern due to scalding. Suggest repairs to correct. **(Primary Bathroom)**

## 11.0 INTERIOR

### 11.4 Windows

11.4.1 Condensation / fog between the panes of glass on the window due to a defective thermal seal. Recommend repairs.

- Hallway Bathroom
- Primary Bathroom
- Primary Bedroom