



CAP CITY PROPERTY INSPECTIONS LLC

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HOME INSPECTION REPORT COPY

1234 Main St. Grove City OH 43123

Buyer Name

12/17/2019 9:00AM



Inspector
Hyde Anderson

134614

(614) 373-6053

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Agent
Agent Name
555-555-5555
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SUMMARY

- ⌚ 2.2.1 Exterior - Roof Flashing & Vents: Damaged vent boot on roof
- ⌚ 2.2.2 Exterior - Roof Flashing & Vents: Roof valley flashing corrosion
- ⌚ 2.5.1 Exterior - Walls, Trim and Foundation: Poor installation - Incorrect Overlap
- ⌚ 2.6.1 Exterior - Doors and Windows: Debris should be removed from window wells
- ⌚ 2.7.1 Exterior - Deck, Porches and Patios: Stairs steep
- ⌚ 2.8.1 Exterior - Walkways, Driveways and Grounds: Neutral or negative grading around the home.
- ⌚ 2.8.2 Exterior - Walkways, Driveways and Grounds: Overgrown vegetation
- ⌚ 3.1.1 Interior - Attic: Attic not inspected, no Access provided.
- ⌚ 3.1.2 Interior - Attic: Damage to sheathing
- ⌚ 3.2.1 Interior - Ceilings, Walls & Floors: Moisture damage to laminate floor
- ⌚ 3.2.2 Interior - Ceilings, Walls & Floors: Rodent droppings in home
- ⌚ 3.4.1 Interior - Doors & Windows: A window had a failed seal and moisture inside.
- ⌚ 3.4.2 Interior - Doors & Windows: Closet door missing
- ⌚ 3.6.1 Interior - Foundation: Foundation bowing at frost line.
- ⌚ 4.2.1 Electrical - Service Equipment: Missing knockout in service panel
- ⌚ 4.2.2 Electrical - Service Equipment: Multiple conductors on one breaker "Double Tap"
- ⌚ 4.2.3 Electrical - Service Equipment: Water pipe grounding
- ⌚ 4.2.4 Electrical - Service Equipment: Multiple neutrals under one lug "Double Tap"
- ⚠ 4.2.5 Electrical - Service Equipment: Service wires undersized in panel, evaluation
- ⌚ 4.3.1 Electrical - Service Equipment garage: Neutral installed with grounds on sub panel
- ⌚ 4.3.2 Electrical - Service Equipment garage: Multiple neutrals under one lug "Double Tap"
- ⌚ 4.3.3 Electrical - Service Equipment garage: 120 volt service to sub panel
- ⌚ 4.4.1 Electrical - Outlets, Switches, Lighting: Outlets not GFCI protected
- ⌚ 4.4.2 Electrical - Outlets, Switches, Lighting: Hot/neutral reversed on outlet
- ⌚ 4.5.1 Electrical - Visible Branch Wiring: Electrical wires exposed to damage
- ⌚ 4.5.2 Electrical - Visible Branch Wiring: Exposed electrical splices in home.
- ⌚ 4.5.3 Electrical - Visible Branch Wiring: Missing junction box cover
- ⌚ 8.3.1 Plumbing - Fixtures: Bathtub faucet needs sealant
- ⌚ 8.3.2 Plumbing - Fixtures: Bathtub handle needs sealant
- ⌚ 8.3.3 Plumbing - Fixtures: Toilet leaked into floor below
- ⌚ 9.1.1 Built-In Appliances - Range: Range not fastened down, no anti tip
- ⌚ 9.3.1 Built-In Appliances - Garbage Disposal: Strain relief missing on garbage disposal.
- ⌚ 9.4.1 Built-In Appliances - Dishwasher: No water supply to dishwasher
- ⌚ 9.5.1 Built-In Appliances - Refrigerator: No water supplied to refrigerator
- ⌚ 9.6.1 Built-In Appliances - Bathroom Exhaust Fan: Unknown bathroom fan duct termination location.
- ⌚ 9.7.1 Built-In Appliances - Clothes Washer, Dryer & Venting: Dryer vent had inadequate clearance
- ⌚ 9.8.1 Built-In Appliances - Garage & Door Opener: No photo sensor installed for vehicle door.

1: INSPECTION DETAILS

Information

Inspection Details: Inspector

Hyde Anderson Lic#
OHI.2019004112

Inspection Details: In Attendance: Inspection Details: Building Type:

Client, Buyers Agent

Single Family, Vacant

Inspection Details: Utilities:

All Utilities On

Inspection Details: Weather:

Below 60°, Cloudy

Inspection Details: Radon:

No Test Performed



What is a Home Inspection

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.

Standard of Practice

This inspection complies with the code of ethics and standards of practice as required by The International Association of Certified Home Inspectors. You are welcome to familiarize yourself with them. [Link to InterNACHI SOP at https://www.nachi.org/sop.htm](https://www.nachi.org/sop.htm)

Concern Categories

Maintenance / Minor Concern

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Moderate Concerns and Major Concerns if left neglected for extended periods of time. These Concerns may be more straightforward to remedy.

RECOMMENDATION

- Most items will fall into this category. Concerns that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (Unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE ACTION RECOMMENDED

- A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These Concerns are often imminent or may be very difficult or expensive to remedy.

2: EXTERIOR

		IN	NI	NP	R
2.1	Roof Covering	X			
2.2	Roof Flashing & Vents	X			X
2.3	Chimney			X	
2.4	Gutters & Downspouts	X			
2.5	Walls, Trim and Foundation	X			X
2.6	Doors and Windows	X			X
2.7	Deck, Porches and Patios	X			X
2.8	Walkways, Driveways and Grounds	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

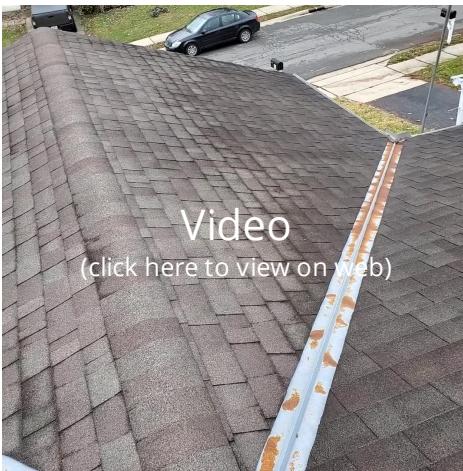
Roof Covering: Information:

Method of Inspection: Walked Roof, Roof Material: Architectural Shingles, Drainage System: Present

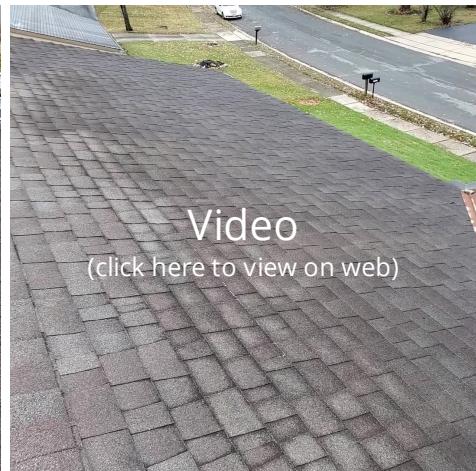
The roof inspection can not be as comprehensive as an inspection performed by a qualified roofing contractor. Due to variations in installation requirements over the years, this inspection does not include confirmation of proper installation. Home Inspectors identify common deficiencies and recognize conditions that require evaluation by a specialist. Inspection of the roof includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.



Video
(click here to view on web)



Video
(click here to view on web)



Video
(click here to view on web)

Roof Covering: This roof is at the mid point in it's lifespan.

This roof is at the mid point in it's lifespan. It was properly protecting the home at the time of inspection.

Walls, Trim and Foundation: Information:

Siding: Vinyl, Walkways: Concrete, Driveway: Asphalt

Inspection of the exterior of the home typically includes walls, trim, doors, windows and the grounds around the home. Because of the non-invasive nature of home inspections we are unable to confirm the condition of any underlaying materials. Portions of the home will not be visible from the ground and some areas will not be able to be inspected.



Recommendations

2.2.1 Roof Flashing & Vents

DAMAGED VENT BOOT ON ROOF

The rubber boot at a roof plumbing vent pipe was damaged and may allow moisture intrusion of the roof assembly.

Recommendation

Contact a qualified roofing professional.



Recommendations



2.2.2 Roof Flashing & Vents

ROOF VALLEY FLASHING CORROSION

Valley flashing exhibited corrosion at the time of the inspection.

Recommendation

Contact a qualified professional.



Maintenance / Minor Concern



2.5.1 Walls, Trim and Foundation

POOR INSTALLATION - INCORRECT OVERLAP

Trim on the exterior had areas that were poorly installed at the time of the inspection. They were incorrectly overlapped and may allow water to penetrate behind parts of the trim.

Recommendation

Contact a qualified siding specialist.



Recommendations



2.6.1 Doors and Windows



Maintenance / Minor Concern

DEBRIS SHOULD BE REMOVED FROM WINDOW WELLS

Debris in window wells should be removed to help prevent any possible water or pest infestation.



2.7.1 Deck, Porches and Patios



Maintenance / Minor Concern

STAIRS STEEP

FRONT OF THE HOME

An exterior stairway was steep and may present a trip/fall hazard.



2.8.1 Walkways, Driveways and Grounds

NEUTRAL OR NEGATIVE GRADING AROUND THE HOME. Recommendations

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 Grounds



Maintenance / Minor Concern

OVERGROWN VEGETATION

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

Recommendation

Contact a qualified professional.



3: INTERIOR

		IN	NI	NP	R
3.1	Attic	X			X
3.2	Ceilings, Walls & Floors	X			X
3.3	Cabinets & Counter-tops	X			
3.4	Doors & Windows	X			X
3.5	Stairs	X			
3.6	Foundation	X			X
3.7	Basement	X			
3.8	Crawlspace	X			

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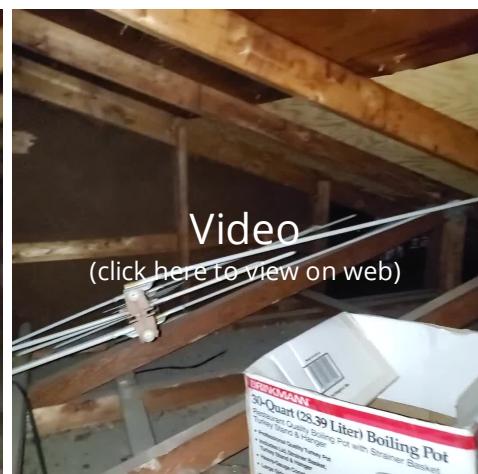
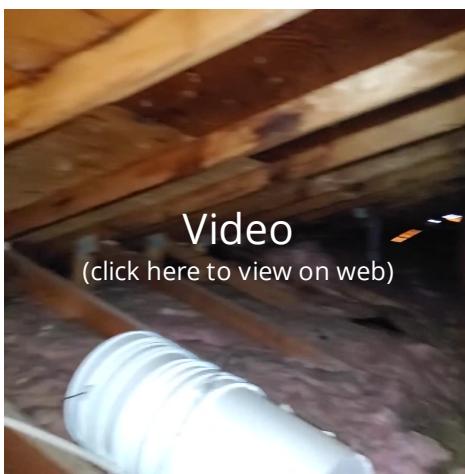
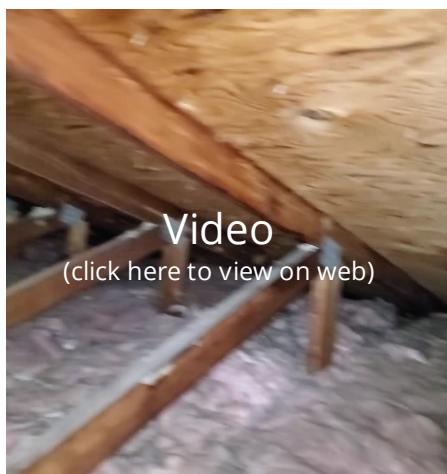
R = Recommendations

Information

Attic: Information:

Inspected From: Hatch (Limited by Insulation), Type: Firberglass Batt, Depth: 8-12"

Inspection of the attic spaces includes observation of the following components: the presence and general condition of the insulation, methods of ventilation, and visual condition of the framing. As noted in the standards of practice, the roof framing system is not inspected for design or load calculations - ventilation and insulation value are not calculated for adequacy or performance. Obvious and visible signs of water intrusion will be noted in this report and effort will be made to try to determine if water entry is ongoing - however, it is not possible in all situations to verify. All items in this section should be reviewed and corrected by the appropriate trades professionals.



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: Information:

Type: Partially Finished Basement, Material: Concrete Masonry Units (CMU), Crawlspace: Inspector Entered, Crawlspace Access: Exterior

Home inspections include inspection of the homes structural elements that were readily visible at the time of inspection. This typically includes the foundation, exterior walls and floor structures. Much of the home structure is hidden from view, or is buried underground. Because this inspection is limited to visual, non-invasive methods, this report may not be able to identify all structural deficiencies. Upon observing indications that structural problems may exist, the report may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

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.

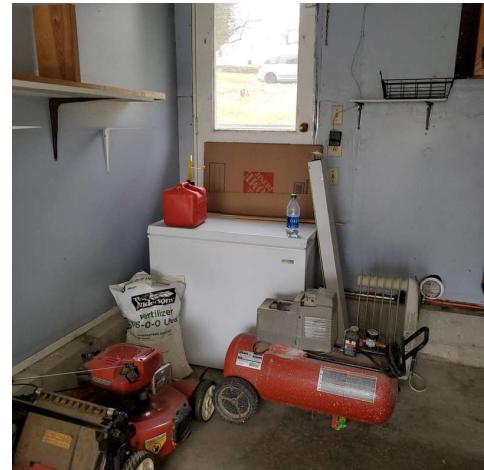
Limitations

Ceilings, Walls & Floors

INSPECTION RESTRICTED BY STORED ITEMS

GARAGE

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



Recommendations

3.1.1 Attic

ATTIC NOT INSPECTED, NO ACCESS PROVIDED.

ATTIC ABOVE ADDITION

No access hatch was provided through which to view roof framing of the addition. The roof framing of the addition was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area of the addition inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

Recommendation

Contact a qualified general contractor.



Maintenance / Minor Concern

3.1.2 Attic

DAMAGE TO SHEATHING

There was damage to the home's sheathing visible from the attic.

Recommendation

Contact a qualified professional.



Recommendations



3.2.1 Ceilings, Walls & Floors

**MOISTURE DAMAGE TO LAMINATE FLOOR**

KITCHEN

At the time of the inspection, laminate floors had areas of visible moisture damage.

Recommendation

Contact a qualified professional.



3.2.2 Ceilings, Walls & Floors

**RODENT DROPPINGS IN HOME**

BASEMENT

Rodent droppings were visible in the home at the time of inspection. Rodents should be removed and droppings cleaned.

Recommendation

Contact a qualified professional.

3.4.1 Doors & Windows

**A WINDOW HAD A FAILED SEAL AND MOISTURE INSIDE.**

REAR CORNER BEDROOM

Condensation visible in the double-pane glazing of a window indicated a loss of thermal integrity. Signs of thermal seal failure can be intermittent and not visible 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 professional.



3.4.2 Doors & Windows

CLOSET DOOR MISSING

FRONT BEDROOM

A closet door was missing at the time of inspection.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendations



3.6.1 Foundation

FOUNDATION BOWING AT FROST LINE.

MAINLY REAR BASEMENT WALL

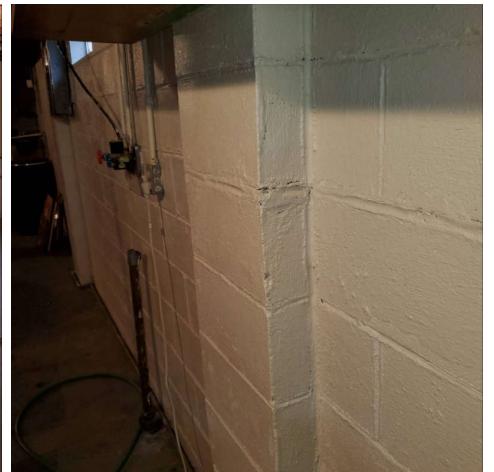
Larger than typical foundation bowing and cracking was observed. This is usually the result of expansive soil or frost pressure. Lot drainage and foundation improvements should be addressed to keep water away from the building. A foundation contractor should evaluate the wall to determine if repairs are necessary. The rate of movement cannot be predicted during a one-time inspection. These cracks may need sealing on the exterior to prevent moisture penetration.

Recommendation

Contact a foundation contractor.



Recommendations



4: ELECTRICAL

		IN	NI	NP	R
4.1	Service Drop	X			
4.2	Service Equipment	X			X
4.3	Service Equipment garage	X			X
4.4	Outlets, Switches, Lighting	X			X
4.5	Visible Branch Wiring	X			X
4.6	Exterior Electrical	X			

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NP = Not Present

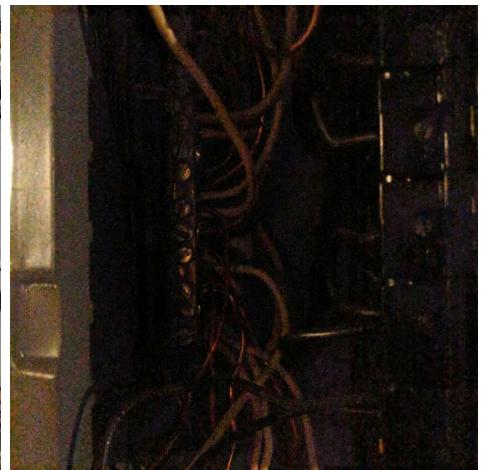
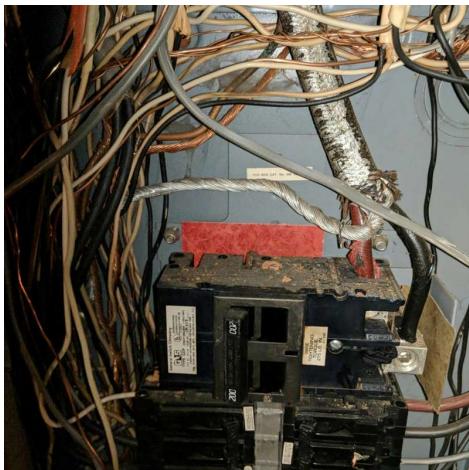
R = Recommendations

Information

Service Equipment: Information:

Brand: General Switch, Disconnect Amperage: 200 amps, Observed Wiring: Romex, Observed Wiring: Cloth-coated, Brand: General Switch

Inspection of the electrical system includes observation of the service entry location and wire material. Distribution panels are inspected as well as branch wiring material. A representative number of fixtures (switches, lights, ceiling fans) are inspected and accessible GFCI devices are tested for normal operation. Inspection of the electrical system is not technically exhaustive as it would be if performed by a licensed electrician. If you have specific concerns for the electrical system then please bring them to our attention or consult with a licensed electrician for more of a comprehensive review.



Recommendations

4.2.1 Service Equipment

MISSING KNOCKOUT IN SERVICE PANEL

Missing knockout in the main service panel could allow rodents to enter the panel.

Recommendation

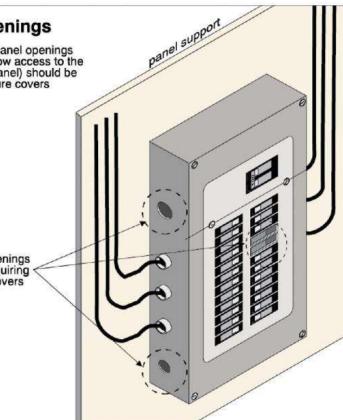
Contact a qualified electrical contractor.



Maintenance / Minor Concern

Panel openings

any exposed panel openings
(that would allow access to the
inside of the panel) should be
fitted with secure covers



4.2.2 Service Equipment

MULTIPLE CONDUCTORS ON ONE BREAKER "DOUBLE TAP"



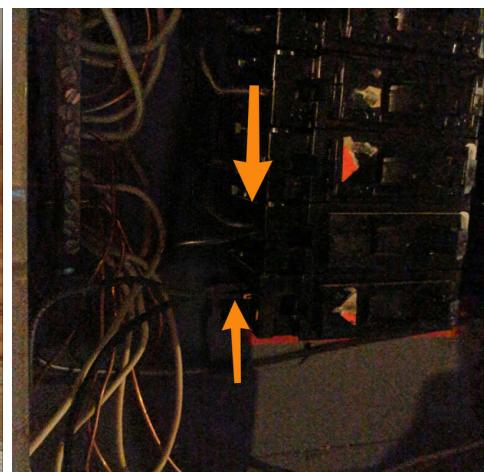
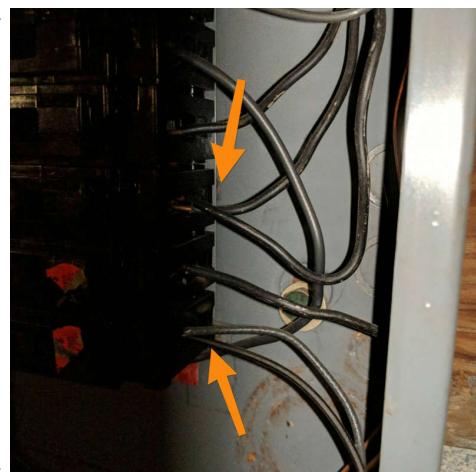
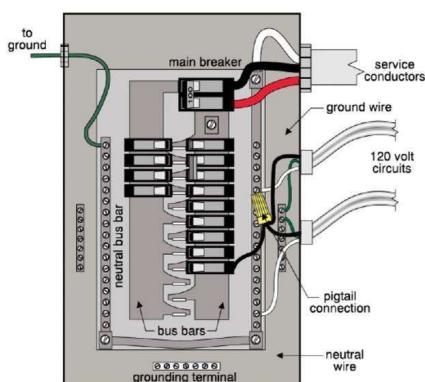
Recommendations

In the service panel, multiple wires were connected to a circuit breaker designed for only one wire. This is known as a "double-tap" and is a defective condition that should be corrected.

Recommendation

Contact a qualified electrical contractor.

Pigtailing to avoid double taps



4.2.3 Service Equipment

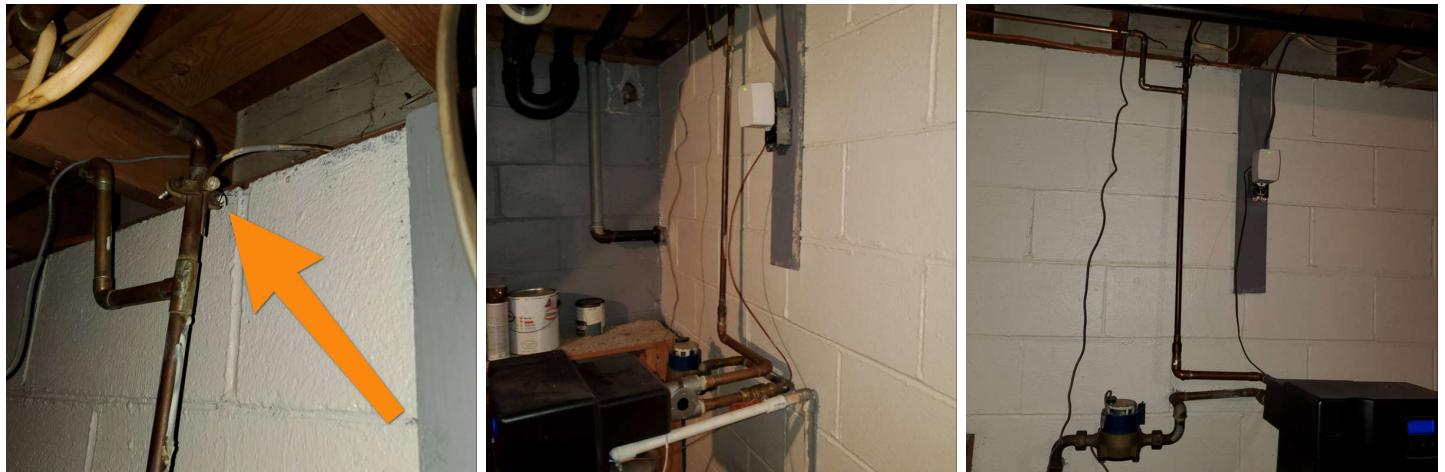
WATER PIPE GROUNDING

The water pipes were used to ground the electrical system. A water softener was installed which has interrupted the grounding path. No jumper was installed on the water meter. There was no other form of grounding for the home. You should consider adding a grounding rod to the electrical system. A qualified electrical contractor should repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



4.2.4 Service Equipment

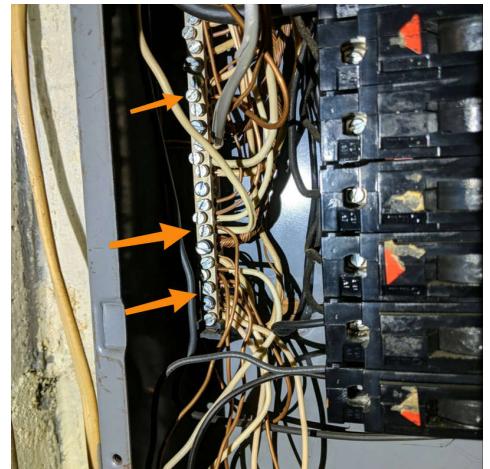
MULTIPLE NEUTRALS UNDER ONE LUG "DOUBLE TAP"

Double tapped neutral bus bar inside of main service panel. A double tapped neutral bus bar may "back feed" a circuit that is believed to be turned off.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



4.2.5 Service Equipment

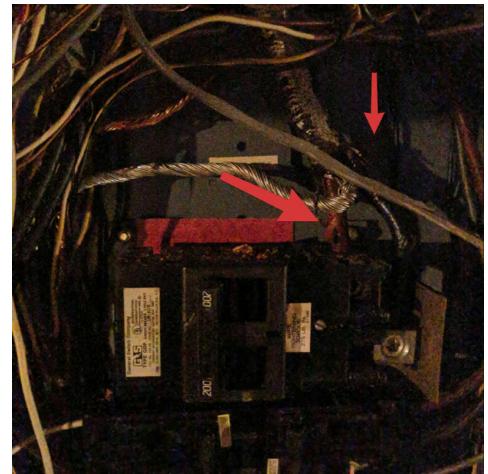
 Immediate Action Recommended

**SERVICE WIRES
UNDERSIZED IN PANEL, EVALUATION**

The service entrance cables were undersized for the main breaker. The main breaker was 200 amps but service entrance cables were rated for 100 amps. The electrical system should be evaluated by a qualified electrician and this and any repairs made that he deems necessary.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Service Equipment garage

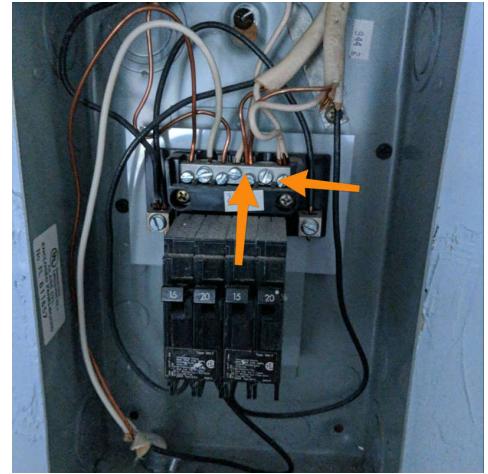
NEUTRAL INSTALLED WITH GROUNDS ON SUB PANEL

This sub-panel had a neutrals that were installed with grounds and bonded to the panel. This condition is improper. In sub-panels, the neutral should be electrically isolated from the cabinet and grounding bus bar.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



4.3.2 Service Equipment garage

MULTIPLE NEUTRALS UNDER ONE LUG "DOUBLE TAP"

Double tapped neutral bus bar inside of main service panel. A double tapped neutral bus bar may "back feed" a circuit that is believed to be turned off.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



4.3.3 Service Equipment garage

120 VOLT SERVICE TO SUB PANEL

The sub panel was supplied with 120 volt, single phase electrical service. This will limit the equipment you can use to 120 volt equipment.

Recommendation

Contact a qualified electrical contractor.



Maintenance / Minor Concern



4.4.1 Outlets, Switches, Lighting

OUTLETS NOT GFCI PROTECTED

GARAGE & EXTERIOR

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

Recommendation

Contact a qualified electrical contractor.



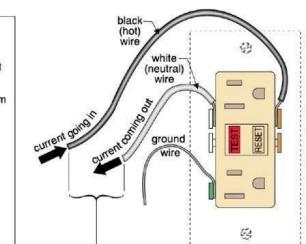
Recommendations

Ground fault interrupter

also known as ground fault circuit interrupter (GFCI)

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 millamps, there is a current leak and the GFI shuts off the outlet and all outlets downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



4.4.2 Outlets, Switches, Lighting

HOT/NEUTRAL REVERSED ON OUTLET

ALL BASEMENT OUTLETS

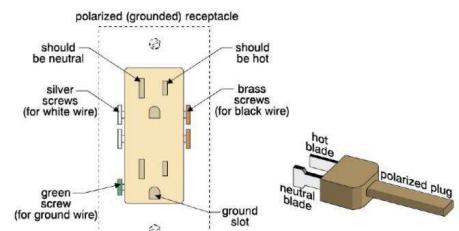
An electrical outlet had hot and neutral wires reversed. It is marked with a red sticker. This condition should be corrected.

Recommendation

Contact a qualified electrical contractor.



Recommendations

Reversed polarity

4.5.1 Visible Branch Wiring

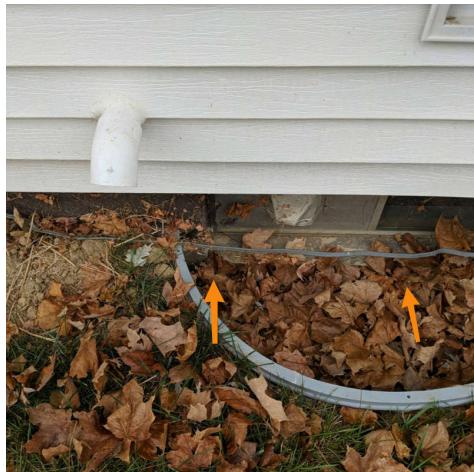
ELECTRICAL WIRES EXPOSED TO DAMAGE

These electrical wire were exposed to accidental damage and should be properly protected.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



4.5.2 Visible Branch Wiring

EXPOSED ELECTRICAL SPLICES IN HOME.

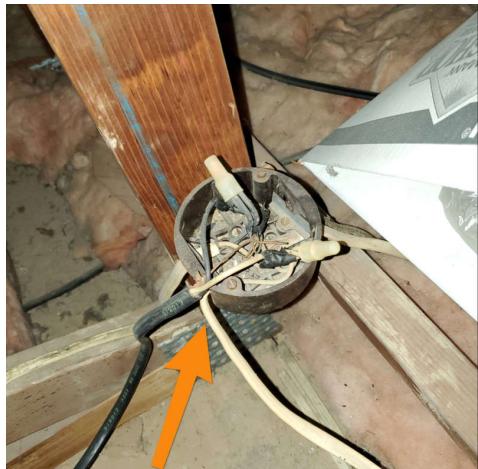
 Recommendations

ATTIC

Exposed wire splices visible in the home are a shock/electrocution hazard and should be enclosed within an approved junction box with a listed cover by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



4.5.3 Visible Branch Wiring

MISSING JUNCTION BOX COVER

 Recommendations

BASEMENT

A junction box installed was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



5: HEATING

		IN	NI	NP	R
5.1	Gas Heat	X			
5.2	Fireplace			X	
5.3	Condensate Discharge	X			
5.4	Ducts	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Fireplace: Type:

No Fireplace

Gas Heat: Information

Brand: Rheem, Manufactured: 2018, Thermostat Location: Hallway

Energy Source: Gas Fuel, Distribution Type: Forced Air

NOTE: The average life expectancy for gas fired equipment is 15-20 years for most systems.

Inspection of heating systems typically includes a visual examination of readily observable components for condition and system testing for proper operation using normal controls. This inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor.



Gas Heat: Heating System: No Deficiencies

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

6: COOLING

		IN	NI	NP	R
6.1	Central Air		X		
6.2	Condensate Discharge	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Central Air: Information

Brand: Rheem, Manufactured: 2018, Thermostat Location: Hallway

Energy Source: Electric, Distribution Type: Forced Air

NOTE: The average life expectancy for central air conditioning equipment is 12-15 years for most systems.

Inspection of cooling systems typically includes a visual examination of readily observable components for condition and system testing for proper operation using normal controls. This inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor.



Limitations

Central Air

TEMPERATURE IS TOO LOW FOR TEST.

The air-conditioning system was not tested because the outside temperature was below 65 degrees F. and to test it would risk damaging the unit.

7: WATER HEATER

		IN	NI	NP	R
7.1	Water Heater	X			
7.2	TPR Discharge	X			
7.3	Vent/Flue	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

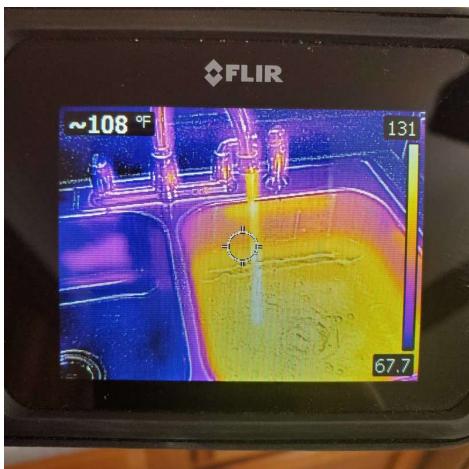
Information

Water Heater: Information:

Brand: Rheem, Manufactured: 2019, Fuel Type: Gas, Capacity: 40 Gallons

NOTE: The average life expectancy for water heating equipment is 8-12 years for most systems.

Water heaters are inspected for functionality (not performance) - the age of the heater will be reported for your convenience if readily available. We are testing for the basic functionality of the system and its components. This inspection will not be as in-depth as if it were performed by a licensed plumber.



Water Heater: Water Heater: No Deficiencies.

At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

8: PLUMBING

		IN	NI	NP	R
8.1	Plumbing	X			
8.2	Drain Waste Vent System	X			
8.3	Fixtures	X			X
8.4	Sump Pump			X	
8.5	Gas Plumbing	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Plumbing: Gas Information:

Natural Gas distributed in, Black Steel, Shutoff at Meter Outside

Plumbing: Water Treatment Systems/Filters:

Water Softener (not inspected)

Plumbing: On Site Fuel Storage Systems:

None Observed

Plumbing: Information:

Water Source: Public, Shutoff: Basement, Supply: Copper, Distribution: Copper, Drain: Copper, Drain: ABS, Drain: Cast Iron

The plumbing system is evaluated for general functionality. Fixtures (sinks, toilets, showers, etc.) are operated using normal controls. Waste and supply piping is inspected for functionality and the types of pipes that are visible are noted. We are testing for basic functionality of the system and its components. This inspection will not be as in-depth as if it were performed by a licensed plumber.



Limitations

Plumbing
WATER SOFTENER NOT INSPECTED

Water softening systems are a specialized system and not part of a general home inspection. The softener was not inspected. You should ask the owner about its condition and have the unit serviced by a qualified professional.

Sump Pump

NO SUMP PUMP

The home was not equipped with a sump pump.

Recommendations

8.3.1 Fixtures



Maintenance / Minor Concern

BATHTUB FAUCET NEEDS SEALANT

BATHROOM

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



8.3.2 Fixtures



Maintenance / Minor Concern

BATHTUB HANDLE NEEDS SEALANT

BATHROOM

The handle on the bathtub faucet needed sealant at the time of inspection.



8.3.3 Fixtures

TOILET LEAKED INTO FLOOR BELOW

MAIN FLOOR BATHROOM

The toilet leaked into the floor below when it was operated. We could not determine the condition of underlying materials.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



9: BUILT-IN APPLIANCES

		IN	NI	NP	R
9.1	Range	X			X
9.2	Range Hood	X			
9.3	Garbage Disposal	X			X
9.4	Dishwasher	X			X
9.5	Refrigerator	X			X
9.6	Bathroom Exhaust Fan	X			X
9.7	Clothes Washer, Dryer & Venting	X			X
9.8	Garage & Door Opener	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Range Type/Brand:
Electric, General Electric

Range Hood Type/Brand:
Recirculating, Built-In Microwave

Built-in Microwave Brand:
Whirlpool

Dishwasher brand:
Maytag

Garbage Disposal brand:
Kenmore

Refridgerator Brand:
LG

Clothes Dryer Power
Older 3-prong

Garage Vehicle Door Operation:
Garage Door Opener

Information:

The appliances that are present are operated/inspected using normal operating controls and are tested for basic functionality only. Special features and components are not tested and are not commented on. Only the notable deficiencies with major function components will be listed in this report.



Recommendations

9.1.1 Range

RANGE NOT FASTENED DOWN, NO ANTI TIP

The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip.

Recommendations

9.3.1 Garbage Disposal

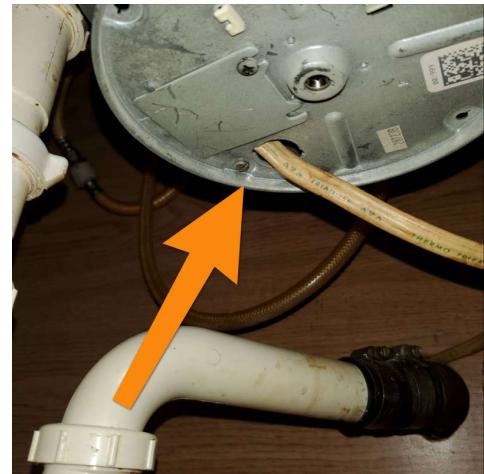
STRAIN RELIEF MISSING ON GARBAGE DISPOSAL.

The garbage disposal was missing the strain relief that protects the electrical chord from accidental damage.

Recommendation

Contact a qualified electrical contractor.

 Recommendations



9.4.1 Dishwasher

NO WATER SUPPLY TO DISHWASHER

Dishwasher was not tested at the time of inspection, the water was turned off to the unit. You should ask the seller about its functionality.

 Recommendations

9.5.1 Refrigerator

NO WATER SUPPLIED TO REFRIGERATOR

The refrigerator did not have water supplied to it at the time of inspection. Refrigerator accessories that require water will not function.

 Recommendations

9.6.1 Bathroom Exhaust Fan

UNKNOWN BATHROOM FAN DUCT TERMINATION LOCATION.

MAIN FLOOR BATHROOM

The exhaust vent for bathrooms in the home terminated in an unknown location. This condition is improper and may result in mold growth or damage to home materials. The exhaust vent should terminate at the home exterior.

 Recommendations

9.7.1 Clothes Washer, Dryer & Venting

DRYER VENT HAD INADEQUATE CLEARANCE

The dryer vent outside of the home did not have adequate clearance to operate properly.

Recommendation

Contact a qualified appliance repair professional.

 Recommendations



9.8.1 Garage & Door Opener



Recommendations

NO PHOTO SENSOR INSTALLED FOR VEHICLE DOOR.

The overhead garage door was not equipped with a photoelectric sensor. 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 has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

Recommendation

Contact a qualified professional.