

Capital City Home Inspections, LLC
Your Property Inspection Report



Sample Report, Sun Prairie, WI
Inspection prepared for: Marc Schrader
Real Estate Agent: Marc Schrader -

Date of Inspection: 10/2/2017 Time: 9:00 AM
Age of Home: 1972 Size: 3400
Weather: 74 F, cloudy
Order ID: 8089

Inspector: Marc Schrader
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Capital City
Home Inspections

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection, but that is not to say there is nothing in need of attention- almost all houses will have areas to improve, please read the entire report.

Electric, Heat, Plumbing/Water Heater		
Page 18 Item: 1	Electrical Panel	<p>1.14. ---BREAKERS:</p> <p>1.15. Non listed breaker tie noted in the sub panel...replace with approved tie for safety.</p>

Exterior Areas

This section describes the exterior wall coverings, trim, roof covering, and outdoor electrical. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Drives & Walks

Information: Asphalt driveway

Block / Brick sidewalk.

Observations:

1.1. ---DRIVEWAY (ASPHALT):

1.2. There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.

1.3. ---SIDEWALKS:

1.4. No major system or safety concerns noted.



There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.

2. Front Porch/ Stoop

Observations:

2.1. No concerns noted to the porch/stoop at the time of inspection.



3. Siding / Building Exterior

Information: Vinyl siding, wood frame construction, concrete / block foundation

Observations:

3.1. ---SIDING CONDITION:

3.2. No major system safety or function concerns noted at time of inspection.

3.3. All siding requires periodic cleaning and some of the siding on the house was noted as needing to be cleaned.

3.4. ---FOUNDATION:

3.5. No concerns noted to visible sections of the foundation at the time of the inspection. Hairline cracks are common to most foundations and are not mentioned in the report.

3.6. Limited review of exterior foundation due to the presence of exterior foundation insulation, see comments in the basement / crawlspace section of the report for additional information.

3.7. ---HOSE BIBS:

3.8. One or more "frost proof" or "freezeless" type hose bib(s) was/were installed. Even with this advanced plumbing fixture it is still highly recommended to turn off the water to the exterior faucet before winter, however if no shut off is present in the envelope of the house it is advised to install insulated hose bib covers in the winter. In addition to that, be sure to disconnect all hoses to prevent frozen pipes and subsequent water damage. (Note: If the water to the hose bib is off it is not tested).

3.9. ---GAS METER:

3.10. Main gas shut off is at the meter outside of house.

3.11. ---VENTS / WALL PENETRATIONS:

3.12. No concerns were noted to the vents/ penetrations at the time of inspection. Monitor for gaps around the penetrations and re seal or repair them as needed.



clean the siding...



pool inspections are excluded from a home inspection

4. Vegetation

Observations:

- 4.1. Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- 4.2. Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

5. Eaves, Fascia, & Soffit

Materials: -- FASCIA / SOFFIT MATERIAL(S):

Metal Fascia and Soffit was noted.

Observations:

- 5.1. No concerns were noted to the fascia or soffit at the time of the inspection.

6. Roof

Information: A Composition shingle type roof covering was noted. It was inspected from areas of the roof surface - inspector walked on some sections. The roof was between 15-20 years old and it's venting was comprised of soffit with fixed (pan) roof vents.

Observations:

6.1. The following areas of the roof were inspected:

- Roof covering materials/ fasteners (if visible in attic):
- Roof valleys/ ridges
- Roof flashing materials
- Roof penetrations
- Roof ventilation

Any functional or safety concerns needing repair or replacement will be listed below in RED. Recommended improvements/deferred maintenance and/or information are listed below in black.

If nothing is mentioned below, there were no safety or functions concerns noted on the day of the inspection.

Cosmetic issues are not mentioned (i.e. typical surface wear (based on estimated age) or minor differences in color)

Home Owner TIPS:

- Weather permitting, keep debris cleared from roof valleys to extend life of roof.

6.2. ROOF COVERING:

6.3. The roofing material was in satisfactory condition at the time of inspection.

6.4. Improve: Recommend adding angled / diverter flashing to area of roof sloped towards the CHIMNEY to direct water around the chimney rather than allow water to discharge straight down the side of the chimney, which results in dirty looking streaks and which could potential cause water damage to the structure.





7. Chimney

Observations:

7.1. No major system safety or function concerns noted at time of inspection.

8. Gutters & Grading

Information: Aluminum Gutters

Observations:

8.1. --- GUTTERS & DOWNSPOUTS:

8.2. One or more down spouts were discharged into a drain tile system below grade, the inspection of such underground systems are limited to the visible sections of the system. The drain pipes will likely need to be cleaned out occasionally.

8.3. TIP: Gutters take a lot of abuse from both nature and human activity, keep them maintained!

- 1) Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters.
- 2) Ensure that all downspouts remain attached to the house.
- 3) Monitor for fallen/ crushed extensions and repair or reattach as necessary.

8.4. --- GRADING:

8.5. The exterior drainage is generally away from the foundation.



9. Electrical, Exterior

Observations:

9.1. OUTLETS:

9.2. Unless noted below, All exterior receptacles ARE **GFCI** protected and were functional on the day of inspection.

9.3. EXTERIOR LIGHTING:

9.4. All standard* exterior lights were tested and functional at the time of inspection.

*Motion/photo sensing lights, if present, cannot be tested during daylight hours.

10. Doors

Observations:

10.1. No major system safety or function concerns noted at time of inspection.

10.2. Doorbell tested okay!

11. Window Condition

Observations:

11.1. WINDOW INFORMATION:

11.2. Aluminum clad wood windows noted.

11.3. GENERAL CONDITION:

11.4. No major system safety or function concerns noted at time of inspection.

11.5. See notes on the interior section of the report for additional information.

11.6. WELLS - EGRESS:

11.7. Consider installing a cover on the open egress window well to prevent someone from falling in....



12. Porches/ Patios/ Decks & Steps

Observations:

12.1. ---PATIO:

12.2. Brick or Block "Pavers" present with one of more trip hazards noted from unlevel or loose patio pavers. Recommend re-leveling / securing any such areas to prevent accidents.

12.3. DECKS.....Decks are inspected for generally accepted building techniques including the framing, flashing, posts, hardware, rails, and stairs. Unless noted below the deck was built according to common industry standards. This is not a code inspection.

Any Items listed below in RED, if any, indicate a serious problem or safety concern that will need to be repaired or improved.

Items listed in black may be informational, indicate areas of deferred maintenance, or items that don't meet generally accepted standards and should be improved to ensure human safety or the longevity of the specified structure.

12.4. DECKING MATERIALS:

12.5. -Treated Lumber noted: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

12.6. ---DECK FRAMING:

12.7. Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.



loose bricks at patio were noted



clean and seal the deck.

Garage, Basement & Attic

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

1.1. Personal items in garage block complete inspection of all floor, wall and ceiling areas.

1.2. The following components of the garage were inspected:

-Structure: Foundation/ Framing/ Roof

-Fire safety (fire rated walls/ceilings/doors/ penetrations)

-Doors (Entry and overhead door(s) and operable door openers are tested for function and safety)

-Electrical (Lights/ receptacles/ switches/ exposed wiring)

-Windows

Any safety or functional concerns will be listed below in RED. These may require repair or replacement.

Recommended home buyer improvements/deferred maintenance and/or information are listed below in black.

If nothing is mentioned below, there were no safety or functions concerns noted on the day of the inspection.

Homeowner recommended maintenance:

Test the overhead door opener(s) safety features monthly using the manufacturers recommended testing protocols; on modern openers this usually involves testing electronic eye beams AND the auto reverse functions.

1.3. ---FOUNDATION:

1.4. Mild Spalling (surface deterioration) was noted on the garage foundation walls. While this may not yet be a structural concern, left alone the condition will likely get worse. Spalling on concrete foundations can be the result of a number of things including, the concrete's ingredients, chemical reactions between reinforcing metal rebar in the foundation walls, chemicals stored close to the concrete, road salt, and concrete walls which were not sealed to name a few. It also is an indicator of the frequent presence of moisture near and in the wall. See additional comments in the gutter and grading section of the report. It is beyond the scope of a home inspection to identify the exact cause of spalling, what we do know though is that protecting the surface from further decay is important- consider resurfacing where needed. (Sakrete brand Top' N Bond works well for such a job- available at Farm and Fleet).

1.5. ---FIRE SAFETY:

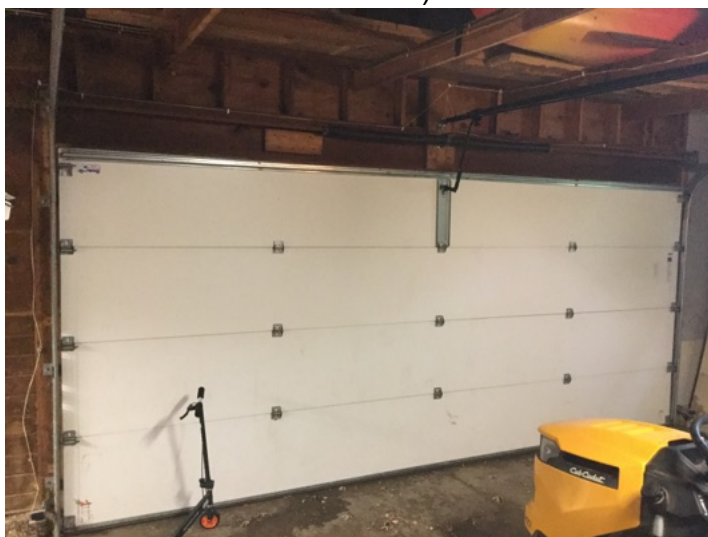
1.6. Pet Door Installed; this may compromise security or firewalls...budget for replacement door if this is a concern for you.



Mild Spalling (surface deterioration) was noted on the garage foundation walls. While this may not yet be a structural concern, left alone the condition will likely get worse. Spalling on concrete foundations can be the result of a number of things including, the concrete's ingredients, chemical reactions between reinforcing metal rebar in the foundation walls, chemicals stored close to the concrete, road salt, and concrete walls which were not sealed to name a few. It also is an indicator of the frequent presence of moisture near and in the wall. See additional comments in the gutter and grading section of the report. It is beyond the scope of a home inspection to identify the exact cause of spalling, what we do know though is that protecting the surface from further decay is important- consider resurfacing where needed. (Sakrete brand Top' N Bond works well for such a job- available at Farm and Fleet).



Pet Door Installed; this may compromise security or firewalls...budget for replacement door if this is a concern for you.



2. Basement / Crawlspace

Observations:

2.1. ---BASEMENT:

2.2. Limited review due to finished walls and ceilings.

2.3. ---FOUNDATION WALLS/ FLOOR:

2.4. Foundation and insulation not fully visible, partly FINISHED basement.

2.5. ---GIRDERS/ COLUMNS/ SUPPORT:

2.6. Wood Beams supported by steel posts noted.

2.7. ---SUB FLOOR:

2.8. No concerns noted on VISIBLE sections of subfloor.

2.9. Past or Present MOUSE/Vermin activity was suspected due to waste, traps, or poison. Contact a qualified pest control contractor if condition cannot be managed.



3. Attic

Observations:

3.1. --SCUTTLE HOLE/ ATTIC ACCESS:

3.2. Viewed from Access inside house.

3.3. ---INSULATION:

3.4. Blown Fiberglass Insulation noted. (To estimate the R value multiple the depth below by 2.5)

3.5. Insulation averages about 12-14 inches in depth.

3.6. ---VENTING:

3.7. Attic Ventilation appeared adequate. See notes in roofing section of report.

3.8. OTHER:

3.9. Past or present MOUSE/ vermin activity is suspected, due to waste, and or burrow holes in insulation. Recommend the use of Tom Cat or D-Con brand mouse or rat bait blocks/trays scattered around the attic to control the pests.





Electric, Heat, Plumbing/Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

MAIN PANEL MANUFACTURER: Square D
PANEL LOCATION: Bedroom
MAIN DISCONNECT: In the panel box
SERVICE AMPERAGE: 200 Amps
SUB PANEL MANUFACTURER: Cutler- Hammer
SUB PANEL LOCATION: Utility Room
SUB PNL SERVICE DISCONNECT: In the main electric panel
SUB PANEL SERVICE AMPERAGE: 100 Amps
Observations:

1.1. ---PANEL CONDITION:

1.2. No concerns noted, the enclosure is satisfactory.

1.3. --- CONDUCTORS:

1.4. No concerns noted- all conductors were in satisfactory condition.

1.5. --- BREAKERS

1.6. Breakers are visually inspected, but not "trip" tested.

1.7. --- EARTH GROUND :

1.8. No concerns noted.

1.9. Ground rod(s) in place and bonded with water pipe.

1.10. ---BUS, NEUTRAL, and GROUND BARS(S):

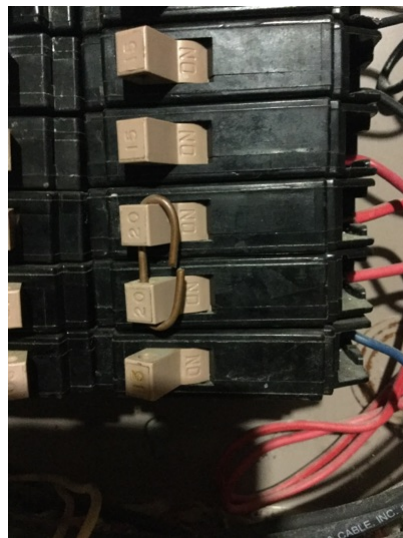
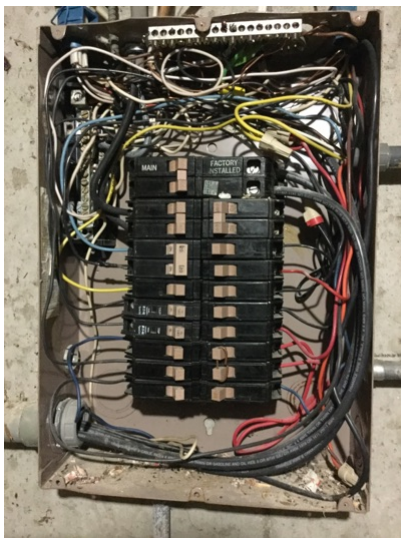
1.11. No concerns noted to the bus, neutral, or ground bars at the time of inspection.

1.12. ---LEGEND (Breaker/Fuse Identification):

1.13. The breakers appeared to be completely labeled, but they are not tested for accuracy- always double check that electrical power is off before performing any "do it yourself" electrical projects. We always recommend that only licensed electricians perform any deficiencies listed in this report.

1.14. ---BREAKERS:

1.15. Non listed breaker tie noted in the sub panel...replace with approved tie for safety.



Non listed breaker tie noted...replace with approved tie for safety.

2. HVAC Unit

Information: A 22 year old Bryant brand, gas fired, forced hot air furnace was noted in the Basement. **FYI**: the average life expectancy of most furnaces and boilers is 20 - 25 years. A 21 year old Bryant brand Air Conditioner compressor was located at the exterior. **FYI**: the average life expectancy of most air conditioner compressors is 15-20 years.

Observations:

2.1. ---HEATING UNIT

2.2. Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; at a minimum be sure to test Carbon Monoxide detectors regularly.

2.3. Some rust was present in the furnace cabinet where the condensate collection point inside the furnace attaches to the condensate drain line, this is likely the result of a small leak near the point of connection, monitor and tighten connections if necessary. If the issue has not already been fixed, it will be noticeable in the heating months. Consider having the furnace serviced by an HVAC specialist prior to the heating season.

2.4. --- FILTER(S):

2.5. The filter looked satisfactory at the time of inspection. Maintenance: The air filter(s) should be inspected at least monthly and cleaned or replaced as required.

2.6. -- VENTING:

2.7. Plastic - **PVC** vent pipe(s) noted.

2.8. --- **A/C** COMPRESSOR:

2.9. Unit was tested using normal operating controls and functioned properly on day of inspection.

2.10. --REFRIGERANT LINES (A/C):

2.11. Insulation is deteriorated or missing on the suction line at exterior of house, recommend replacement of insulation to maximize the efficiency of the unit.

2.12. --THERMOSTAT(S):

2.13. A Digital/ Programmable Thermostat was noted. For inspection these units are only used to turn on the Heating or Air Conditioning Unit- they are not tested for programming.

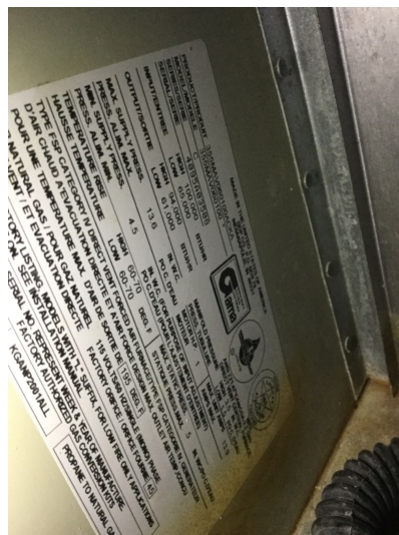
2.14. --- CONDENSATE DRAIN LINE(S):

2.15. No concerns noted to the condensation lines at time of inspection. Monitor for leaks or clogged lines and replace/ clear as necessary.



Insulation is deteriorated or missing on the suction line at exterior of house, recommend replacement of insulation to maximize the efficiency of the unit.





Some rust was present in the furnace cabinet where the condensate collection point inside the furnace attaches to the condensate drain line, this is likely the result of a small leak near the point of connection, monitor and tighten connections if necessary. If the issue has not already been fixed, it will be noticeable in the heating months. Consider having the furnace serviced by an HVAC specialist prior to the heating season.

3. Water Heater Information

Information: WATER HEATER TYPE:

Natural Gas water heater.

Manufacturer: Richmond

Age: 3 years (the average life expectancy of a water heater is 12-15 years- inspectors do not predict how many more years of service this water heater has.)

Size (Gallons): 50

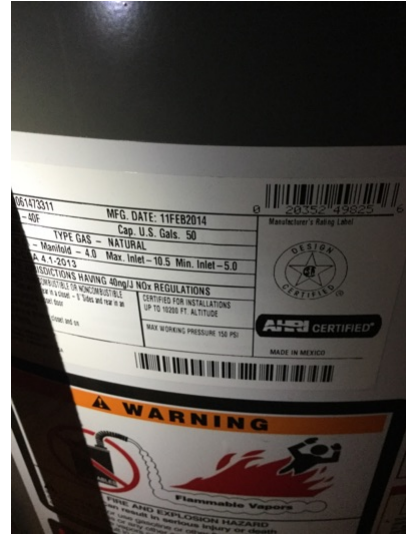
Observations:

3.1. GENERAL CONDITION:

3.2. This water heater appeared to be in serviceable condition at the time of the inspection.

Inspection of gas water heaters typically includes examination of the following...

- Cabinet exterior
- Fuel supply and shut-off
- Water shut-off valve (visual inspection)
- Burn chamber conditions
- **Combustion air** supply
- Pressure relief valve (not tested)
- Overflow pipe and drip pan
- Exhaust flue
- Response to the call for hot water



4. Plumbing

Supply Source/Materials: -- SOURCE SUPPLY PIPE (before the meter or main shut off valve):

Water Source: Private Well

--HOUSE SUPPLY: (pipe after the water meter or water shutoff valve from its source)

Copper supply pipes noted.

-- SHUT-OFF VALVE LOCATION:

Water shutoff near water pressure tank.

Drain Pipe Materials: --DRAIN/ WASTE/ VENT PIPE:

PVC- plastic drain pipes

Observations:

4.1. NOTE: Testing the Well and Septic systems are beyond the scope of this inspection. Have further inspections/ testing done as needed before closing.

4.2. SUPPLY PIPE(S):

4.3. There were no concerns noted to the plumbing supply pipes at the time of inspection.

4.4. --DRAIN/ WASTE/ VENT PIPE:

4.5. No concerns noted to the drain or vent pipes on the day of inspection.

4.6. Floor drains noted, but not tested.

4.7. ---SUMP PUMP/ SUMP PIT

4.8. - There was no sump pit present.

4.9. ---WATER SOFTNER SYSTEM:

4.10. Testing the effectiveness of water softener systems and water quality is beyond the scope of a standard home inspection. While most water softeners require little more attention than routinely adding salt to the salt reservoir, consider having the softener professionally inspected and tuned up by your local dealer (most common listed below).

Capital, Phone: (608) 241-1511

Culligan, Phone: (866) 964-4826

Fox Water, Phone: (608) 244-6215

Hellenbrand, Phone: (608) 849-5717

4.11. ---SANITARY/ GRINDER PUMP:

4.12. Crock is appropriately sealed and vented, unit was checked by running water from a basement fixture and appeared functional at the time of inspection. Remember mechanical devices can fail at ANY time-periodic testing is recommended.

4.13. ---OTHER:

4.14. Water purification system installed, these are not tested or inspected, other than for running water at faucets (if present).



Water purification system installed, these are not tested or inspected, other than for running water at faucets (if present).



Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

1.1. All kitchen areas were inspected for the following:

- Electrical : GFCI receptacle safety, lighting, and exhaust fans were evaluated / tested
- Plumbing: Supply pipes, drains, sinks, and faucet fixtures were tested
- Non plumbing fixtures: Counter tops/ cabinets/ caulk/grout
- Walls and ceilings
- Kitchen appliances are considered personal property (not a component connected to the structure- therefore excluded from a standard inspection), but because we believe they are an important part of the home and are often included in an offer to purchase the following appliances were inspected/ tested (if present at the time of inspection):
 - REFRIGERATOR: Inspected for appropriate temperatures in the freezer and refrigerator- ice and water dispensers are excluded from inspection.
 - DISHWASHER: Tested with normal controls using a rinse and a drain/cancel cycle, and inspected for state required **air gaps** at drain lines.
 - IN SINK "GARBAGE" DISPOSAL: Tested for normal operation.
 - COOKTOP / RANGE: The cook top burners and normal bake cycle are tested and the unit is checked for the presence of an anti-tip device.
 - KITCHEN EXHAUST VENT: Tested for operation.

Any safety or functional concerns will be listed below in RED.

Recommended home buyer improvements/deferred maintenance and/or information are listed below in BLACK.

If nothing is mentioned below, there were no safety or functions concerns noted on the day of the inspection. Cosmetic issues are not mentioned (i.e. scratches on floors/ cabinets/ counter tops, dirty walls, etc.)

Home Owner TIPS:

GFCI type receptacles should be tested monthly.

Caulk should be maintained around the sink and back splash



2. Bathrooms

Observations:

2.1. All bathrooms were inspected for the following:

- Electrical : GFCI receptacle safety, lighting, and exhaust fans were evaluated / tested
- Plumbing: Supply pipes, drains, sinks, toilets, bath and shower fixtures were tested
- Non plumbing fixtures: Counter tops/ cabinets/ caulk/grout were visually inspected
- Walls, ceilings, and floors were visually inspected (Note: toilets are checked for a secure connection to the floor, but this is no guarantee of a bad wax ring; sub floors that cannot be seen are excluded from an inspection)
- Windows: Operability tested / identify if safety glass was present

Any safety or functional concerns will be listed below in RED.

Recommended home buyer improvements/deferred maintenance and/or information are listed below in black. If nothing is mentioned below, there were no safety or functions concerns noted on the day of the inspection. Cosmetic issues are not mentioned (i.e. scratches on floors/ cabinets/ counter tops, dirty walls, etc.)

Home Owner TIP: Bathrooms are moist and wet environments, that's why its important to keep caulked/ grouted areas maintained. Keep any area where water may be a problem well sealed- including above shower walls, behind sinks, around doors in showers, flooring junctions with showers/tubs, and windows in potentially wet areas. Many tile grouts also recommend routine sealing for easier cleaning and longevity.



3. Laundry

Observations:

3.1. The laundry area was inspected for the following:

- Electrical : GFCI receptacle safety, lighting, and exhaust fans were evaluated / tested
- Plumbing: Supply pipes and hoses, drains, sinks, and faucet fixtures were inspected.
- Non plumbing fixtures: Counter tops/ cabinets/ caulk/grout
- Walls and ceilings
- Dryer venting / venting materials- they are NOT disconnected to check the level of lint buildup.
- Clothes Washers and Dryers are considered personal property and are not part of a home inspection. Any testing or comments (if any) are complimentary only.

Any safety or functional concerns will be listed below in RED.

Recommended home buyer improvements/deferred maintenance and/or information are listed below in black. If nothing is mentioned below, there were no safety or functions concerns noted on the day of the inspection. Cosmetic issues are not mentioned (i.e. scratches on floors/ cabinets/ counter tops, dirty walls, etc.)

Home Owner Tips:

- Experts recommend cleaning the dryer vent pipe semi annually for energy savings and to reduce the risk of fires from lint. Inspectors do not disconnect vent pipes to see the level of lint buildup, we highly recommend cleaning the pipes upon moving in.
- Lint traps are highly recommended to reduce clogged laundry sink drains and washing machine stand pipes.
- Did you know that clothes washer hoses take a lot of abuse? Most manufacturers recommend that clothes washer hoses be replaced at least every 5 years. If you are unsure of the age- save yourself a headache (and water damage) and replace the hoses upon moving in to the house.
- Front Loading Washing Machines: Remember to leave the door open slightly when not in use (to allow the gasket to air dry) and remove clothes from the washer promptly after use.



4. Interior Electric

Observations:

4.1. SMOKE AND CARBON MONOXIDE DETECTORS:

Smoke and Carbon monoxide detectors were installed at the standard recommended locations and they tested okay, using the manufacturer's recommend testing procedure- pushing the test button.

MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke and/or Carbon Monoxide Alarm operation is required.

Note: Smoke and CO detectors should both be replaced at least every ten years, unless the manufacturer recommends a short time period.

4.2. ---ELECTRICAL:

4.3. All easily accessible/ visible receptacles and light switches were tested and unless noted in Red elsewhere in the report were okay at the time of inspection.

4.4. Missing switch/outlet covers noted. COVERS are necessary to prevent electrical shock- install as soon as possible.



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Missing switch/outlet covers noted. COVERS are necessary to prevent electrical shock- install as soon as possible.

5. Floors, Ceilings & Walls

Observations:

5.1. ---WALLS & CEILINGS:

5.2. Drywall walls and ceilings noted.

5.3. NO major system safety or function concerns noted at time of inspection.

5.4. ---FLOORS:

5.5. No major concerns noted. Any solid floor will have scratches and imperfections, while some staining on carpeted floors in a home that is not brand new are common, these blemishes are considered cosmetic and are not mentioned in the body of the report.

5.6. Cracking noted in ceramic tiles. This may an indication of inadequate subfloor installation.



Cracking noted in ceramic tiles. This may be an indication of inadequate subfloor installation.

6. Doors

Observations:

6.1. No interior doors were noted as having any safety or function concerns on the day of the inspection.

7. Windows

Observations:

7.1. SCREENS:

7.2. One or more window screens are missing. Check with seller to determine if they are on the property.

7.3. OPERATION:

7.4. Most operable windows were opened on the day of inspection and tested okay.

8. Stairways

Observations:

8.1. STAIRWAY:

8.2. No major system safety or function concerns noted at time of inspection- the rails and stair treads were installed according to industry standards.

9. Fireplace

Location(s): Living Room

Observations:

9.1. GAS BURNING FIREPLACES/DECORATIVE GAS APPLIANCE:

9.2. No concerns noted, appeared functional using normal operating controls.



What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

1.1. Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing.

1.2. Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

1.3. This report is not a guarantee or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

1.4. Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

1.5. Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn't do, what I could and couldn't do, and what I would and wouldn't do if personal safety or property damage was involved. If you don't understand something, or if I did not make myself clear, please contact me (I'm available 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc.) Also feel free to visit my web site at WWW.CAPITALCITYINSPECTIONS.COM

1.6. Once again, thank you for your business, and for your trust!
-Marc Schrader

PS, If you liked this report and our service please tell your friends. Thanks again.

Thanks for your Trust!

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
FYI	For Your Information only
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.