

Capstone Inspection Services LLC

Property Inspection Report



1234 Anywhere Street, Any Town, MI 48362
Inspection prepared for: John Smith
Date of Inspection: 4/1/2012 Time: 2:00pm
Age of Home: 2004 Size: 2300 sq ft
Weather: Sunny

Inspector: Bruce Albert
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed and bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 3 Item: 7	Electrical	<ul style="list-style-type: none"> • Worn outlets noted.
Page 5 Item: 14	Window Condition	<ul style="list-style-type: none"> • Missing Window Sill - recommend replacement
Bathroom		
Page 6 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • Minor damage from what appears to be from excess moisture noted. Recommend review of current vent fan and possibly installing a timer to assure that fan is used during showers.
Page 7 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> • Exhaust fan is noisy. • Staining below bath fan. Recommend cleaning stain and having vent checked for proper termination to the exterior.
Page 8 Item: 16	Bath Tubs	<ul style="list-style-type: none"> • We recommend sealing holes & gaps to keep water from infiltrating the walls.
Exterior Areas		
Page 15 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Caulk and seal all gaps, cracks and openings.
Page 16 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> • Moisture damage, wood rot, observed. Recommend review for repair as necessary. • Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

Inspection Details

1. Attendance

In Attendance: Owner/Client present • Fully Participated

2. Home Type

Home Type: Detached • Single Family Home • Colonial Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate storage was observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1

2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

5. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Double door entryway.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- **Worn outlets noted.**



8. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- ****Gas Fireplaces****
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
			X	

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Observations:

- **Missing Window Sill - recommend replacement**



15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- There are no patio doors present in this room.

17. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. 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.

1. Locations

Locations: Master Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- **Minor damage from what appears to be from excess moisture noted. Recommend review of current vent fan and possibly installing a timer to assure that fan is used during showers.**



4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.
 • Exhaust fan is noisy.
 • Staining below bath fan. Recommend cleaning stain and having vent checked for proper termination to the exterior.



9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • We recommend sealing holes & gaps to keep water from infiltrating the walls.



17. Enclosure

Good	Fair	Poor	N/A	None
				X

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested. No deficiencies noted.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Wood framed single hung window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.
- Tempered glass noted in the patio door.

22. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

23. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Visually accessible from ground. • Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.



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

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to finished ceilings.
- There were no major deficiencies of the roof structure at the time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI tested and functioned properly

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:
 • There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional, at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.
 Observations:
 • No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Screw drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
 • Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

17. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional and in satisfactory condition, at time of inspection.

18. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Wood counter tops noted.
 • Some of the areas not visible due to stored personal items.

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Sliding doors to backyard.



Sliding doors to backyard.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick veneer noted. • vinyl siding noted.

Observations:

- **Caulk and seal all gaps, cracks and openings.**

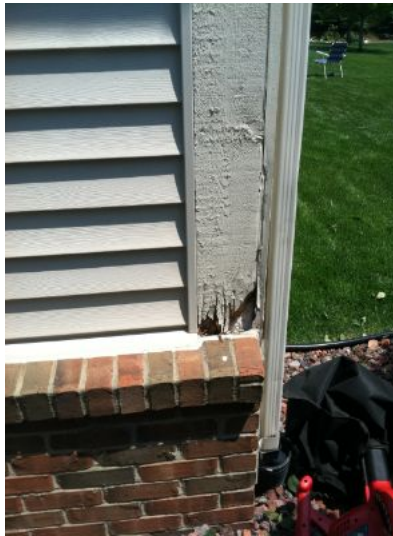


4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Moisture damage, wood rot, observed. Recommend review for repair as necessary.
- Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter



Moisture damage, wood rot, observed. Recommend review for repair as necessary.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- 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.



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.

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- There were no railings installed at the steps. Location: .
- Appeared functional, at time of inspection.



There were no railings installed at the steps. Location: back door

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- Most n/a due to insulation covering the pipe.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- high pressure

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: East side of house
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

17. Fence Condition

Good	Fair	Poor	N/A	None
				X

18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sprinkler system noted; client is advised to seek advice of a specialist in evaluating this system before use.
 • The sprinkler system operates with a control panel located in the basement.

Residential Earthquake Hazards Report

- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | X | | | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 2. Is the house anchored or bolted to the foundation? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 3. If the house has cripple walls:
a. Are the exterior cripple walls braced? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | 5. If the house is built on a hillside:
a. Are the exterior tall foundation walls braced? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
-
- | | | | | |
|-----|----|------------|--|--|
| Yes | No | Don't Know | | |
| | | X | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
-
- | | | | | |
|-----|----|------------|--|--|
| Yes | No | Don't Know | | |
| | | X | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date