

# Inspection Report

Todd Shafer  
13190 Kaufman Ave.  
Hartville, Ohio



**CAPSTONE INSPECTIONS, LLC**

Inspector: Tim Rollins  
3664 Camaro St. NE  
Canton, Ohio 44721

## Property Informaon

Client: Todd Schafer

Client Phone:

Structure Type: Single Family bi-Level Home

Inspector: Tim Rollins

Property Address: 13190 Kaufman Ave.

Occupied: No

Hartville, Ohio

Date of Inspection: January 25th. 2010

Weather Conditions: Overcast

Start Time: 5:15

Ending Time: 8:30

Outside Temp: 25 Degrees F

Inspection Services:

Basic Inspection: Yes

Outside RH: Low

Radon Inspection: No

Mold Inspection: No

Excluded Items: N/A

Energy Audit: No

Fire Safety Plan: No

Well Testing: Yes

In Attendance:

Basic: Yes

1) Mr. and Mrs. Schafer

Complete: N/A

2) Buyer Agent

Total Fee: \$330

Payment Method: Check

## How to Read this Report

All reputable property inspectors will provide a written report following their visual inspection. However, there are many different styles of report, which vary from a simple checklist of items to a fully individual, written narrative. It is our view at **Capstone Inspections, LLC** that checklist-style reports, which usually contain an awful lot of very similar sentences, are hard to read and of very little value to clients – after all, most clients could complete a checklist themselves! We provide our clients with an individual, narrative-style written report tailored exactly to the property inspected.

The most common complaint with checklist reports is that they contain very little information. A checklist report, for example, describes the Kitchen Sink as follows:

**(1) Kitchen Sink: Condition**..... Excellent [  ] Good [  ] Fair [ X ] Poor [  ]

But does this really tell you anything? The answer is “**no**” since you do not know what is wrong with the sink to make its condition less than excellent – is it leaking? Is a faucet loose or damaged? Is the sink chipped? Is it simply a cosmetic problem?

An individual report on your property should supply you with descriptive information on the condition of the site and home. To take our Kitchen Sink example, this would be as follows:

**(2) Kitchen sink: Condition** – there surface of the sink has a few minor chips in enamel finish, and there is a quarter inch gap between the sink and the counter top. It would be advisable to seal this gap with water proof caulk.

As you can see, narrative-style description includes much more detail, and a recommendation for repair. Narrative reports without suggestions or recommendations for repairing deficient items are difficult to comprehend if your knowledge of construction is limited. Our report is to take you through the home various items ore details along the way.

As you read through your inspection report please don't hesitate to call with any question that may arise.

Here is a second photo of the exposed flashing. This should be repaired to prevent water damage.



The property has several exterior spigots that are all frost free. The exterior water is turned off, but they seem to be in good condition.



The steel header above the large window in the front of the home should be painted. It is showing signs of rust.



Here is another ice dam. There is also evidence of home owner repair. The use of roofing tar against the home where the shingles meet and around the corner are evidence of water intrusion.



When the roof shingles were installed they were not hung over to allow the rain water to drip into the gutter. This can cause water to get behind the shingles. This should be sealed and maintained.



This is a big problem that needs to be repaired. The water from another section of the roof is dumping on the lower roof. Shingles were not designed to stop this much water. If this is not leaking now it will.



Another section of the window top was not painted. This should be painted to protect from water.



The white ash like substance is where the paint used is washing off and on to the window.





The roof does have a drip edge, but the shingles are short and not hanging over enough.



The trim around the garage should be repaired.



There are 2 section that need attention.



There are missing vents that cover the dryer exhaust. There is not a dryer attached hence the rag to stop the air flow.



This is an unusual exhaust vent for the furnace. It causes excess water on the window above.



The caulking need to be maintained.



The block are separating and moving. This may cause further issues later. I would suggest repairing.



The Blocks appear not to have been secured. I also did not see a drain that would minimize water damage.



## Foundation

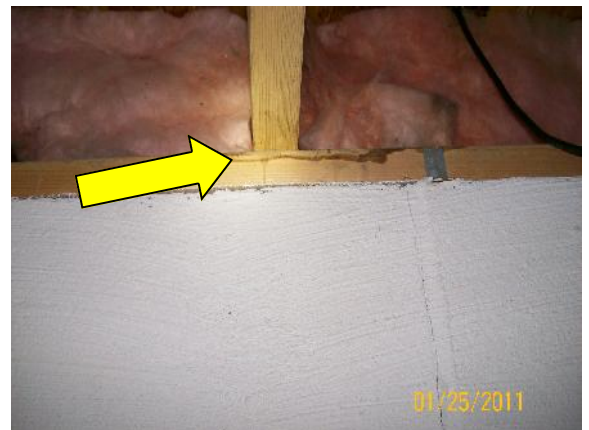
There significant water damage that needs to be repaired. This the header atop the block foundation walls. I recommend that a structural engineer review the home.



This is a second picture showing that the header is actually missing.



Here is some additional water damage on the header.



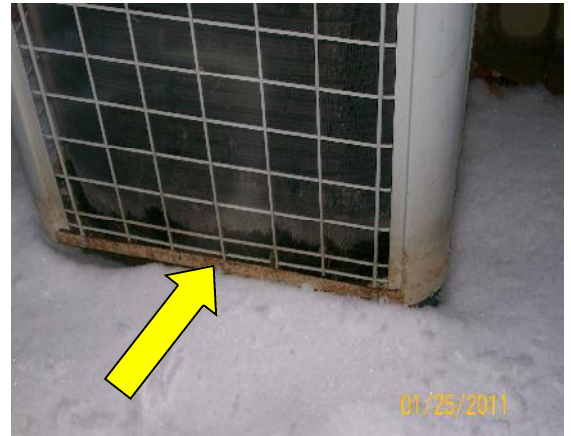
The sump pump is not working. This should also have a battery back up.





## Heating and AC

The AC unit was not able to be tested due to temp. There is significant rust on the unit and the fins at the bottom.



There is also rust on the bottom of the unit. Also the unit is not protected from the winter.



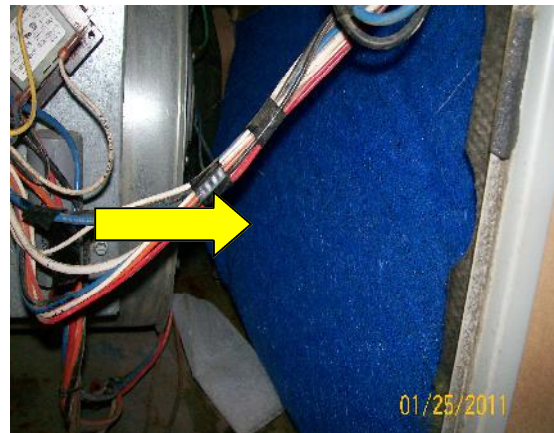
This appears to be oil based dirt. Could be a leak.



The electrical box was not able to be opened.



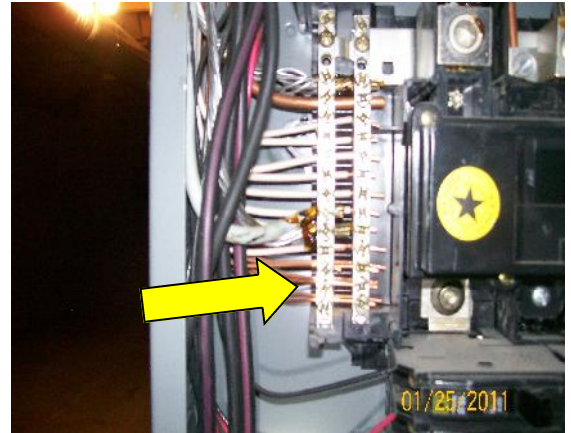
The air filter was not quality and should be replaced and attained. Also a dryer sheet as placed in the unit. I would assume to cover some smell.



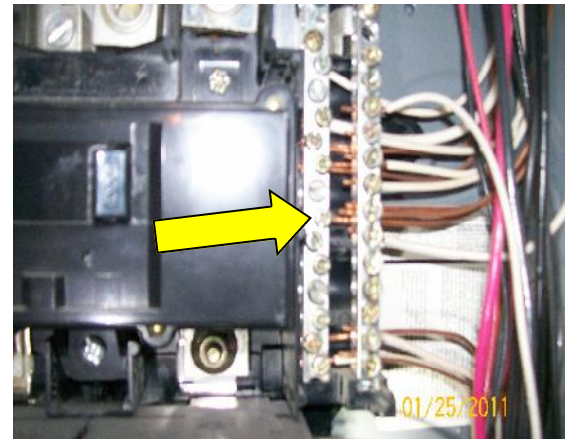
There was evidence of excess water from the furnace on to the floor.



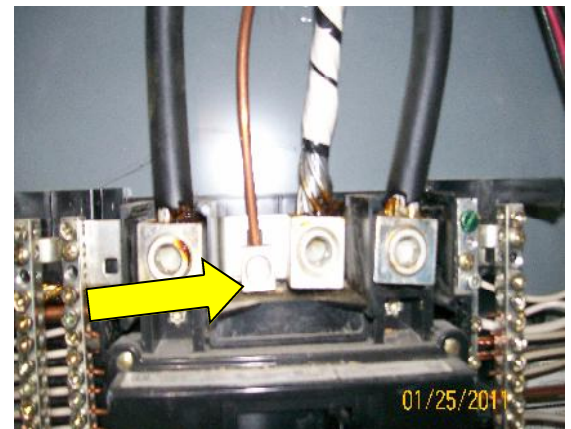
There are some double lugging. This is where that are two wires attached under one screw on the buss board.



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The main incoming wires appear to be in good condition.



The breakers appeared to be labeled, this was not verified..





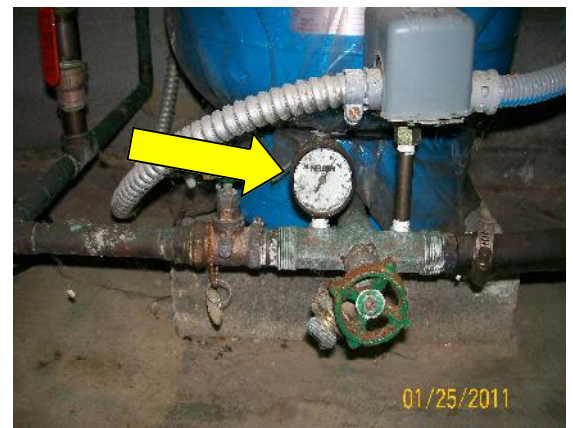
Both water heaters have active blower vents attached. The hot water heaters are not on.



There appeared to be some black dust on the water softener tank.



The house pressure was good at approx. 64 PSI.



The incoming water line and electrical line to the water pump were cemented in to the wall.





## Interior of Home

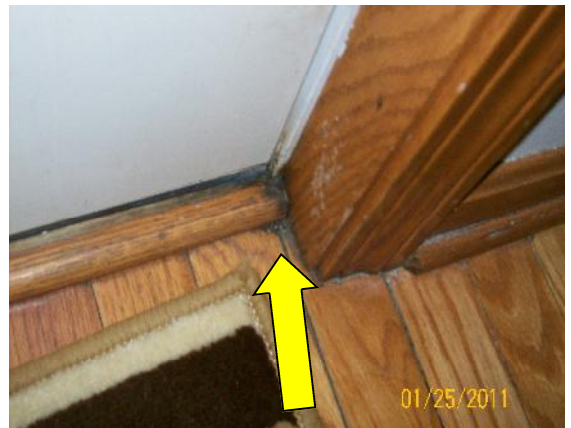
On Gas fire place has a lot of black ash or soot that I would not expect.



On Gas fire place has a lot of black ash or soot that I would not expect. This appears to say the gas logs are not burning correct. This should be checked replaced.



There is some water damage by the back door.



There is some water damage by the back door.



There are two dark spots on the ceiling that could not be identified.



The bathrooms have vents that are working.



There is apparent water damage on the window sills.



There is apparent water damage on the some of the second story window sills.



There is something that is on a section of insulation in the basement.



The window caulking should be resealed.





There is additional insulation covering the second floor room above the attic.



As I moved some of the insulation from the vertical exterior wall there is apparent mold growth. This should be tested and an mold inspection ordered.



The apparent mold should be remediated.



The section I found was approx. 3 feet by 2 feet, but my search was not exhaustive.





## Report Summary

### **INSPECTION SUMMARY:**

This inspection summary is our report of the limited visual inspection of the readily accessible areas of the home, in accordance with the terms and conditions contained in the Pre inspection Agreement. The summary may be emailed prior to receipt of the complete report which will be delivered to you per your instruction. All sections of the complete report should be reviewed to obtain full benefit of the inspection and before close of escrow. The summary is listed below in random order and followed by general comments regarding the home's major systems and components. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client.

Please read the report carefully and note there are several areas of this home that need to attention. I would also recommend having a Mold Inspection and a Structural engineer to look at the foundation especially where the header is damaged and where the block is missing.

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