

John, Homeowner
1234 Hometown RD,
Anytown, MI 48129
313-555-1212
Inspection Number

Comments
Inspected

REPORT DEFINITIONS

Satisfactory - An item in normal operation, or serviceable condition, but may show normal wear.

Repairs and/or Maintenance Issues - An item in need of repair or maintenance, the expected cost of which should be at a level less than that of expensive repairs and/or replacement cost, at the time of inspection. Also noted, may be some inaccessible items or items not working.

Safety Concern - An item that affects the safety of the occupants of the home, and is in need of immediate repair.

Expensive Repairs and/or Replacement Cost - An item that is currently broken and/or may fail and will have a substantial monetary value to repair and/or replace, or needs evaluation to determine the cost of a likely expensive repair and/or replacement.

Home inspectors are generalists and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas cited in the home inspection.

Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible.

When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or its maintenance for the time that you own the property.

The "Whole House Inspection" is conducted according to the standards set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might affect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist.

Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully.

Homebuyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advice and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.

Homes Inspections, LLC.
248-795-3322

Inspected By:
Home Inspector

Client Information:
John, Homeowner
1234 Hoemtown RD.
Anytown, MI 48129

Inspected

FRONT VIEW

PHOTO



COMMENTS

Other Comments

The home is facing West, the weather is warm and partly cloudy.

Inspection Summary

Homes Inspections, LLC.
248-795-3322

Record - John, Homeowner 1234 Hometown RD, Anytown, MI 48129

Safety Issues

GROUNDS

Steps

The back steps need to be replaced and should have a handrail until replacement for safety.

You should consider a handrail for the garage steps for safety also.



GARAGE

Garage Interior Walls

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

The source and/or cause of the discoloration was not determined.

There is an open area at a corner that should be sealed closed.

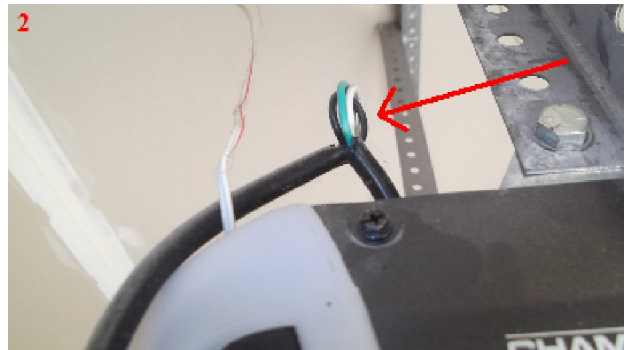


Safety Issues

Garage Overhead Door

The electric garage door opener was not cycled, there is no electricity available at the time of the inspection.

The plastic sheathing is missing on the power cord. Repairs needed for safety reasons.

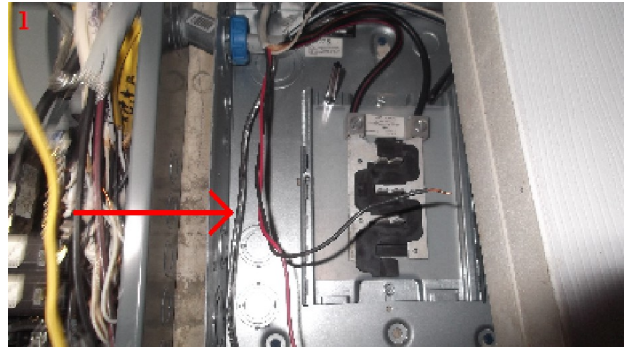


ELECTRIC

ELECTRICAL SYSTEM

There is exposed wiring that needs to be corrected for safety.

The panel covers have been removed and need to be installed for safety.

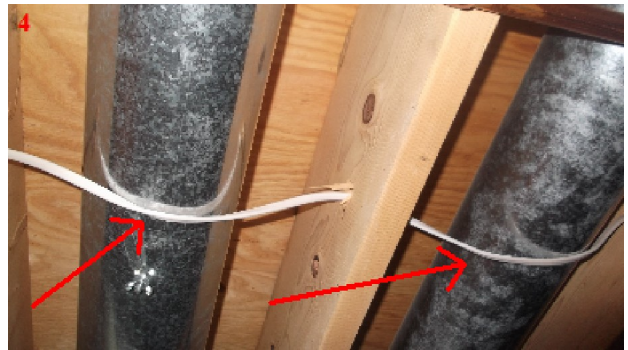
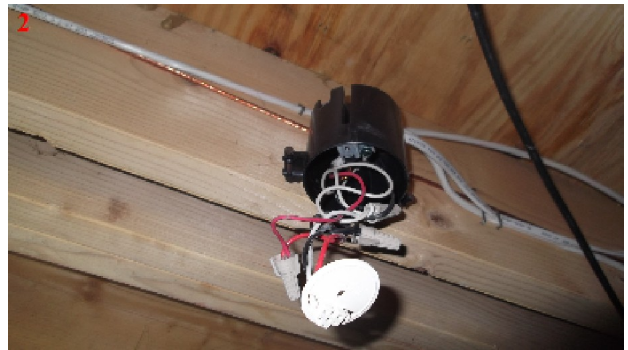
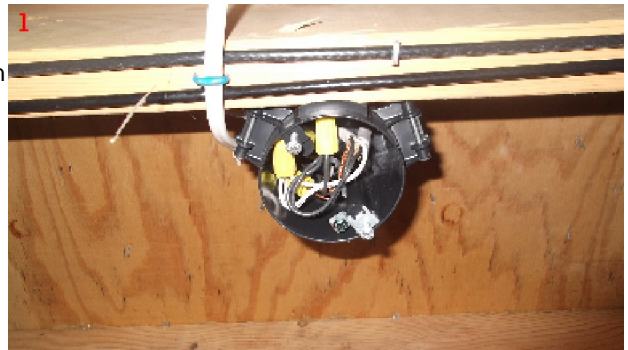


Safety Issues

Type of Wire

There are several open junction boxes that need to be covered.

Electrical wiring in contact with a gas line and metal ducts, separation is needed for safety.

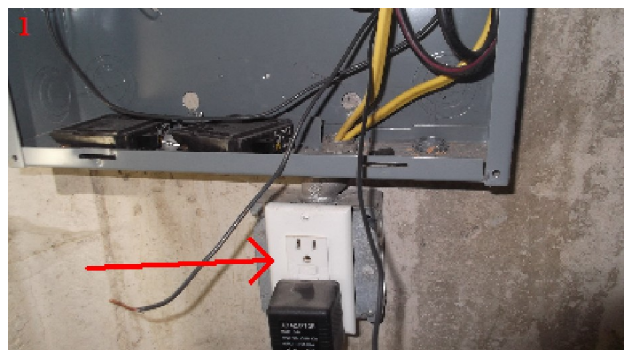


Breakers in Use

Some panel knock outs have been removed and their are no breakers installed. Seal off breaker openings if not utilized for safety.

There could be some breakers that are no longer working. There are several electrical 110 outlets in the basement and on the main floor that are not getting electricity.

There are also GFCI outlets that are not resetting. The GFCI's could be the cause of the electrical receptacles not getting electricity. Not verifiable. The GFCI's will need to be replaced.



Safety Issues

PLUMBING

Gas Lines

Unused gas lines need to be capped for safety.



LAUNDRY

Laundry Energy Source

Exposed wiring, missing 220 receptacle.



INTERIOR

Smoke Detectors

Smoke detectors should be checked annually and batteries replaced every 6 months.



MASTER BATHROOM 2

Bathroom Receptacles

The GFCI did not reset correctly. replacement needed.

Expensive Repairs and/or Replacemnt Cost

GROUNDNS

Patio

The paver system was installed incorrectly and there are several areas that are and have failed. Low areas pose trip hazards. It appears the materials can be used again if needed.

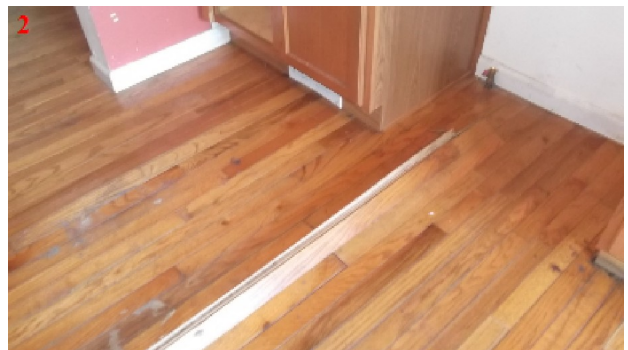


KITCHEN

Kitchen Floors

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

There is extensive damaged to some of the wood flooring I suspect from some kind of water flooding. Buckling noted. Anticipate expensive cost to replace and repair.



Expensive Repairs and/or Replacemnt Cost

BASEMENT

Basement Ceiling Sub Floor

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

There is water damage I believe is from the kitchen. You may need to replace some of the plywood sub flooring. Further evaluation is needed. Replacing sub flooring can be expensive.



INTERIOR

Interior Walls

There is typical drywall/plaster damage noted. They are usually not a structural issue. Repairs are considered normal maintenance.



Interior Floors

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

Damaged wood flooring and the carpet is in poor condition through out the home.

BATHROOM 2

Bathroom 1 Walls and Ceilings

There is typical drywall/plaster damage. This appears to be not structural. Moisture damage I suspect from lack of use of exhaust fan.

Repairs and/or Maintenance Issues

EXTERIOR

Siding

The presence of any wood rot or wood damage behind the vinyl and/or aluminum cannot be determined at this inspection. Not visible.

There is loose pieces at the back that need to be repaired then sealed correctly.

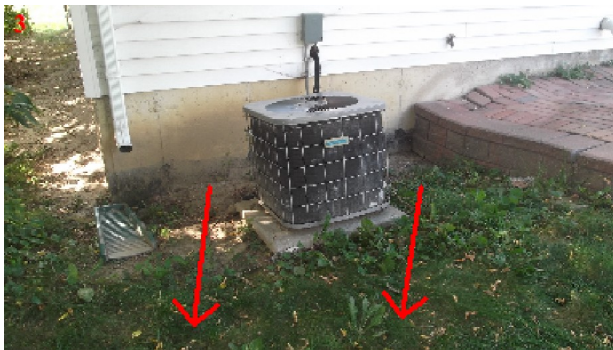
Better caulking is needed at PVC pipes at the exterior.



Grading

There is poor grading around the foundation walls. The water is not discharging away from the foundation walls correctly.

There appears to be a varmint hole behind a gutter down spout. not verifiable.



Repairs and/or Maintenance Issues

Window Character Material

Be sure that any and all openings at the exterior are sealed off correctly. This is typical maintenance.

Several of the windows need new exterior caulking.



Windows Storm\Screen

Damaged patio door screen. The frame is o.k.

GROUNDS

Vegetation

Cutting back tree branches that are hanging over the roof of the dwelling can help keep broken branches from damaging the roof and it's components.

There are large trees and root systems. The trees and root systems can be aggressive and can cause external and internal damage, monitor. Removing trees, roots and stumps can be expensive.

Walks

Concrete walkways are susceptible to cracking, heaving and sinking. Future movements and/or damage cannot be predicted.

There is a area of concrete that has settled and poses at trip hazard. Repairs needed at this time.



Fence

Older fencing and there are damaged areas noted.

Vegetation is impeding the chain link fence. Areas that are not visible are not verifiable.

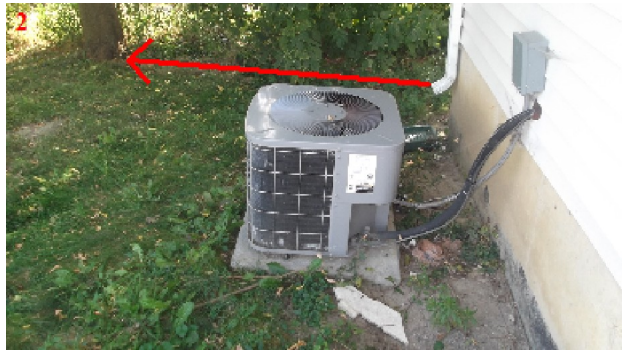
Repairs and/or Maintenance Issues

GUTTERS

Downspout Extensions

Extensions should be added to the gutter down spouts to discharge the water farther away from the home and it's components. I suggest 6 to 8 feet in length.

There is one down spout that needs a longer extension to make sure water is discharging correctly away from the AC unit. Safety concern visible.



ROOF

Roof Covering

The average life expectancy for good quality roof shingles is 15 to 20 years. Less time for sub standard shingles. The presence of any wood rot or wood damage under the roof covering cannot be determined at this inspection. Unless there is rain and/or active leaking at the time of this inspection, water penetration cannot be determined and/or predicted.

There are some damaged shingles noted at the roofs edge. Monitor.



Drip Edge

There are open and/or damaged areas that can allow water penetration. Repairs and correct sealing is needed. Any damage that is not visible behind the drip edge was not visible and not verifiable. Future water penetration and/or damage cannot be predicted.



Repairs and/or Maintenance Issues

GARAGE

Garage Electrical System

There are two electrical receptacles noted. One is for the garage door opener. The wall receptacle is a GFCI that will not reset. Replacement GFCI is needed for the electrical receptacles to work.

Garage Entry Door

Metal doors are not very efficient and are prone to rust, corrosion and leaking. Proper maintenance is needed at all times a good exterior caulking is a must.

There is damage noted, crack. The door does close correctly.

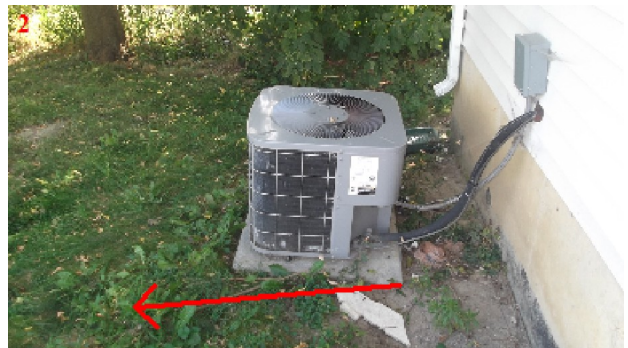


COOLING SYSTEM 2

System Coils and Fins

There is fin damage visible.

The AC needs to be leveled correctly.



ELECTRIC

Electrical Receptacles

Not all receptacles were checked and tested. There are several 110 electrical receptacles not getting electricity. These receptacles are not verifiable.

PLUMBING

Interior Waste/Vent Pipes

Leaks and damage can happen at anytime without warning. All plumbing behind finished coverings were not inspected.

Outside Spigots

There was no water available too one of the spigots at the time of the inspection.

Repairs and/or Maintenance Issues

Sump Pump

The pump has been removed. A sump pump is needed at this time and I recommend a power backup system installed.

There is water inside of the pit at the time of the inspection. I cannot predict if the pit will over flow.

I could not inspect any of the pump discharge line and it's components due to there is no pump installed.



Sump Pump Pit

When the pit is full of water this could be a sign that the water is not moving away from the foundation wall as well as it should. Poor grade around the foundation walls can contribute to the excess water inside of the pit. If there is water inside of the pit you should consider adding a battery backup system for the pump in case of loss of electrical power too the home.

KITCHEN

Kitchen Cabinets

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs. Safety concern.

Missing and damaged cabinetry.

There is standing water inside of the cabinet under the kitchen sink. It may be likely you may have to discard some of the cabinetry.

There is some water damaged drywall and base board molding.



Counter Top

There are areas where the counter top is not anchored to the cabinets correctly.

Damaged finish.

Kitchen Sink Faucet

There is no sink faucet system or plumbing at the time of this inspection. There is water available.

Dishwasher

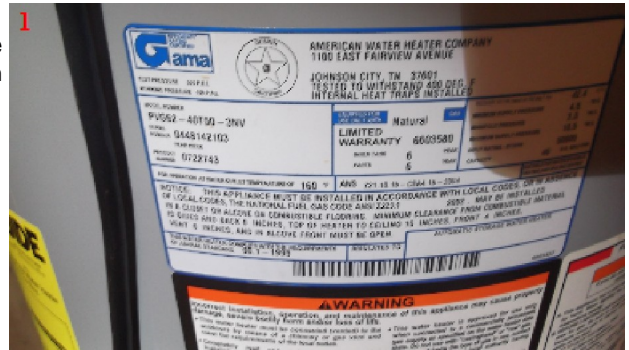
The appliance was not inspected and not cycled. There is no plumbing available.

Repairs and/or Maintenance Issues

W. HEATER

Water Heater 1 Approx. Age

12 years of age is what could be expected for the life longevity of a water heater. As this appliance gets older, you should monitor. There is no guarantee of the life longevity of the water heater. Adding a pan with a drain plug and drain line that discharges water into a drain incase of failure could help from extensive water damage. Manufacture build date is approximately 2005.



LAUNDRY

Dryer Vented

The inside of the vent pipe and vent pipe components need cleaning. Build up of lint could pose a fire hazard.

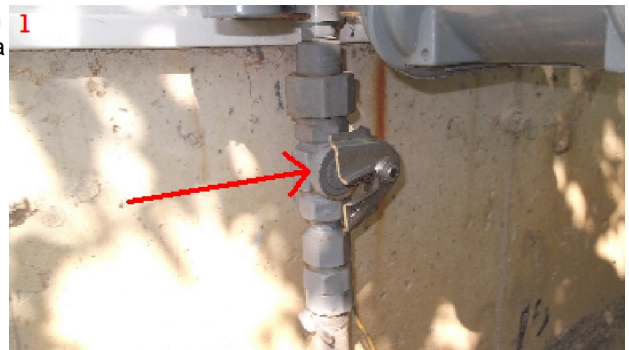
Remove the duct tape, it is heat sensitive and could melt. Replace the tape with metal tape.

FURNACE

FURNACE

The furnace should be evaluated by a heating and cooling technician for cleaning and diagnostics annually. The typical life expectancy of a furnace is 18 to 20 years.

The system and it's components were not cycled and/or inspected. The gas to the appliance is turned off. The gas is off to the home.



Repairs and/or Maintenance Issues

Duct Work

Loose areas of duct that need to be anchored correctly.

Unfinished components.

You may want to clean the ducts and trunks. Dirty and there is debris inside of the floor registers.



Flue Piping

A screen should be added to the exterior pipe.

Better caulking is needed at the exterior wall where the lines are.



Repairs and/or Maintenance Issues

BASEMENT

Basement Foundation Walls

Any cracking and/or water penetration that was visible at the time of this inspection will be noted in this inspection report. Keep in mind that any cracks and/or water penetration that are behind stored items, such as and not limited to: insulation, furniture and anything else that blocks the of the foundation walls will not be noted.

Improper repaired settling crack. Injection the crack with a epoxy should seal the crack correctly.

There are typical settling cracks noted with no signs of water penetration at the time of this inspection.



Basement Ceiling Joist

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

Water damage I believe is from the kitchen. You may not need to change out the wood joist. Further evaluation needed.



Basement Drainage

Drains and pipes, interior or exterior, are not inspected internally. Only visual inspecting is noted. I suggest if you have any concerns that you hire a plumber for a internal inspection.

Missing sump pump.

ATTIC

Insulation Type

There is no insulation above the garage. You could loose heat and cooling through this area. I suggest a wall between the garage attic and the home attic or insulated the area above the garage.

INTERIOR

Interior Ceilings

There is typical drywall/plaster damage noted. They are usually not a structural issue. Repairs are considered normal maintenance.

Repairs and/or Maintenance Issues

Interior Switches

The front door bell does not work.

Some were not working at the time of the inspection. There are missing switches and plate covers. Exposed wiring poses safety concerns.



Interior Fixtures

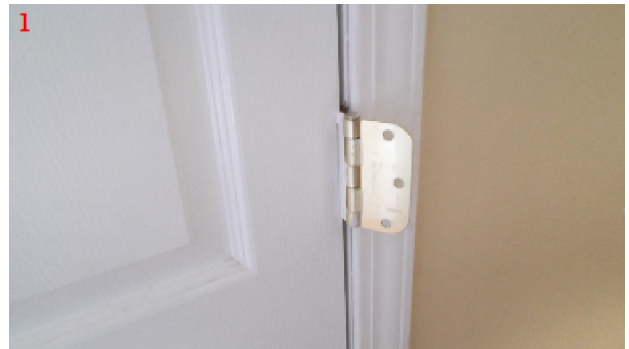
There are several missing fixtures noted.

Not all fixtures worked, I suspect bad and/or missing light bulbs.

Closets

There are doors that are missing at the time of the inspection.

Improperly installed door hinges.



BATHROOM 2

Toilet Bowl and Tank 1

The toilet bowl is loose at the floor. Do not over tighten as this could damage the porcelain.

Tub Wall Enclosure 1

New caulking is suggested. A proper seal can help prevent water from penetrating behind finish coverings and help prevent moisture and wood damage, mold and mildew.

MASTER BATHROOM 2

Doors and Windows

Cracked marble door thresh hold.



Repairs and/or Maintenance Issues

Bathroom Walls and Ceilings

There is typical drywall/plaster damage. This appears to be not structural. Moisture damage I suspect from lack of use of exhaust fan.

Toilet Bowl and Tank

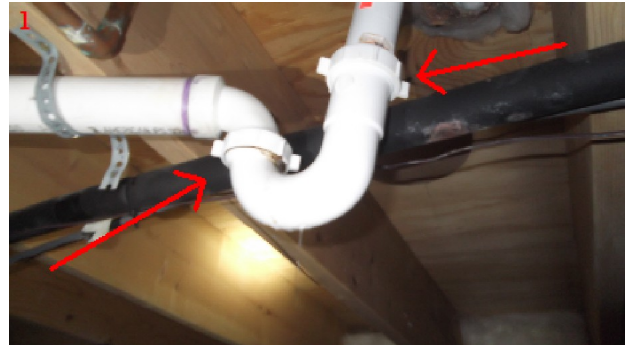
The toilet bowl is loose at the floor. Do not over tighten as this could damage the porcelain.

Bathtub Faucet

The faucet is loose at the wall. Repairs needed. The faucet needs to be sealed correctly at the wall.

Bathtub Stopper

There is active leaking noted at the waste line and trap areas. There appears to be loose compression fitting. The trap is not vertically installed correctly. repairs needed at this time.



Tub Wall Enclosure

New caulking is suggested. A proper seal can help prevent water from penetrating behind finish coverings and help prevent moisture and wood damage, mold and mildew.

Inspector's Comment

INTERIOR

Doors

Adjustments are needed at some strike plates, these doors do not close tightly.

Inspection Report Details

Record - John, Homeowner 1234 Hometown RD, Anytown, MI 48129

EXTERIOR

Satisfactory

Type of Home - Frame, 1 Story

Satisfactory

Exposed Foundation - Satisfactory, Basement

Any portions of the foundation wall that was not visible at the time of this inspection are not verifiable. This includes stored items, vegetation and areas that are below grade.

Satisfactory

Outside Outlets - Satisfactory, GFCI Protected

Satisfactory

Soffit\Fascia - Satisfactory, Vinyl/Aluminum

The presence of any wood rot or wood damage behind the vinyl and/or aluminum cannot be determined at this inspection. Not visible.

**Repairs and/or
Maintenance
Issues**

Siding - Defect, Vinyl/Aluminum

The presence of any wood rot or wood damage behind the vinyl and/or aluminum cannot be determined at this inspection. Not visible.

There is loose pieces at the back that need to be repaired then sealed correctly.

Better caulking is needed at PVC pipes at the exterior.

Satisfactory

Trim Work - Satisfactory, Vinyl/Aluminum

The presence of any wood rot or wood damage behind the vinyl and/or aluminum cannot be determined at this inspection. Not visible.

Satisfactory

Masonry Walls - Satisfactory, Brick

Any portions of the foundation wall that was not visible at the time of this inspection are not verifiable. This includes stored items, vegetation and areas that are below grade.

**Repairs and/or
Maintenance
Issues**

Grading - Defect, Poor Grading

There is poor grading around the foundation walls. The water is not discharging away from the foundation walls correctly.

There appears to be a varmint hole behind a gutter down spout. not verifiable.

Satisfactory

Entry Doors - Satisfactory, Metal

Steel doors are not very efficient and are prone to rust, corrosion and leaking. Proper maintenance is needed at all times a good exterior caulking is a must.

Satisfactory

Patio Doors - Satisfactory, Vinyl

**Repairs and/or
Maintenance
Issues**

Window Character Material - Defect, Vinyl

Be sure that any and all openings at the exterior are sealed off correctly. This is typical maintenance.

Several of the windows need new exterior caulking.

EXTERIOR

Satisfactory

Glass - Satisfactory, Insulated

Rain and dirty glass can hide signs of broken thermal seals. Any damage visible will be noted at the time of this inspection. There have been times when the home is not occupied that glass is broken. Future breakage cannot be predicted.

Repairs and/or
Maintenance
Issues

Windows Storm\Screen - Defect, Damaged Screens

Damaged patio door screen. The frame is o.k.

Satisfactory

Basement Windows - Satisfactory

Sometimes spider and/or fracture cracks are hard to see visibly. Any damage visible will be noted at the time of this inspection. There have been times when the home is not occupied that glass is broken. Future breakage cannot be predicted.

GROUNDS

Repairs and/or
Maintenance
Issues

Vegetation - Defect, Trees and Roots, Cut Back Needed

Cutting back tree branches that are hanging over the roof of the dwelling can help keep broken branches from damaging the roof and its components.

There are large trees and root systems. The trees and root systems can be aggressive and can cause external and internal damage, monitor. Removing trees, roots and stumps can be expensive.

Repairs and/or
Maintenance
Issues

Walks - Defect, Concrete

Concrete walkways are susceptible to cracking, heaving and sinking. Future movements and/or damage cannot be predicted.

There is a area of concrete that has settled and poses a trip hazard. Repairs needed at this time.

Satisfactory

Driveway - Satisfactory, Concrete, Gravel

Concrete driveways are susceptible to cracking, heaving and sinking. Future movements and/or damage cannot be predicted.

Expensive
Repairs and/or
Replacement Cost

Patio - Defect, Brick

The paver system was installed incorrectly and there are several areas that are and have failed. Low areas pose trip hazards. It appears the materials can be used again if needed.

Satisfactory

Porches - Satisfactory, Concrete

Concrete porches are susceptible to cracking. Future movements and/or damage cannot be predicted.

Safety Issues

Steps - Defect, Concrete, Wood

The back steps need to be replaced and should have a handrail until replacement for safety.

You should consider a handrail for the garage steps for safety also.

Repairs and/or
Maintenance
Issues

Fence - Defect, Chain Link

Older fencing and there are damaged areas noted.
Vegetation is impeding the chain link fence. Areas that are not visible are not verifiable.

GUTTERS

Satisfactory

GUTTER SYSTEM - Satisfactory

The gutter and its components are visibly inspected either from the ground or the roof area. If there is no active rain and/or melting snow at the time of this inspection then any leaks at corners, connection points or buried lines cannot be noted. When there is heavy rain and/or melting snow, visibly inspect your eaves, downspouts and extension points for any issues and adjustments/replace as needed. The gutter system and its components are very important when it comes to properly discharging water correctly away from the foundation and walls of the property. Improper gutter system and components could lead to water penetration into the home and could also contribute to blockage and/or back up.

Satisfactory

Gutter - Satisfactory, Other Comments

Check the gutter for any leaking when it is raining. Clean out all of the debris inside of the gutters for proper drainage. There was no rain at the time of this inspection.

Satisfactory

Downspout - Satisfactory, Aluminum

Repairs and/or
Maintenance
Issues

Downspout Extensions - Defect, Discharging Water

Extensions should be added to the gutter down spouts to discharge the water farther away from the home and its components. I suggest 6 to 8 feet in length.

There is one down spout that needs a longer extension to make sure water is discharging correctly away from the AC unit. Safety concern visible.

ROOF

Repairs and/or
Maintenance
Issues

Roof Covering - Defect, Asphalt

The average life expectancy for good quality roof shingles is 15 to 20 years. Less time for sub standard shingles. The presence of any wood rot or wood damage under the roof covering cannot be determined at this inspection. Unless there is rain and/or active leaking at the time of this inspection, water penetration cannot be determined and/or predicted.

There are some damaged shingles noted at the roofs edge. Monitor.

Satisfactory

Number of Layers - Satisfactory, 1

Satisfactory

Roof Ventilation System - Satisfactory, Ridge, Soffit

Satisfactory

Flashing - Satisfactory

There appears to be no issues at this time. The presence of any wood rot, wood damage or water penetration behind the flashing cannot be determined at this inspection.

Repairs and/or
Maintenance
Issues

Drip Edge - Defect, Open Areas

There are open and/or damaged areas that can allow water penetration. Repairs and correct sealing is needed. Any damage that is not visible behind the drip edge was not visible and not verifiable. Future water penetration and/or damage cannot be predicted.

Satisfactory

Plumbing Vents - Satisfactory

ROOF

Satisfactory

Valleys - Satisfactory

Monitor the valleys. The valleys are typically the first part of the roof to deteriorate. There are no obvious signs of water penetration and/or active leaking in areas of the attic that were visible during this inspection. Unless there is rain and/or active leaking at the time of this inspection, water penetration cannot be determined and/or predicted.

GARAGE

Satisfactory

Garage Type - Attached

Safety Issues

Garage Interior Walls - Defect, Drywall/Plaster, Finished, Mold/Mildew Noted

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

The source and/or cause of the discoloration was not determined.

There is an open area at a corner that should be sealed closed.

Satisfactory

Garage Interior Ceiling - Satisfactory, Drywall/Plaster, Finished

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

Repairs and/or Maintenance Issues

Garage Electrical System - Defect, Underground Feed, Supplied From the Home

There are two electrical receptacles noted. One is for the garage door opener. The wall receptacle is a GFCI that will not reset. Replacement GFCI is needed for the electrical receptacles to work.

Satisfactory

Garage Floor - Satisfactory, Concrete

Concrete floors are susceptible to cracking, heaving and sinking. Future movements and/or damage cannot be predicted.

Repairs and/or Maintenance Issues

Garage Entry Door - Defect, Metal

Metal doors are not very efficient and are prone to rust, corrosion and leaking. Proper maintenance is needed at all times a good exterior caulking is a must.

There is damage noted, crack. The door does close correctly.

Safety Issues

Garage Overhead Door - Defect

The electric garage door opener was not cycled, there is no electricity available at the time of the inspection.

The plastic sheathing is missing on the power cord. Repairs needed for safety reasons.

Satisfactory

Auto Garage Door Lift Controls - Other Comments

There was no electricity at time of inspection and the safety reverse mechanism was not cycled.

COOLING SYSTEM 2

Satisfactory

Cooling System Working - Satisfactory

COOLING SYSTEM 2

Satisfactory

Cooling System 1 Approximate Age - 5 to 10 Years

Manufacture build date is approximately 2005.

Repairs and/or
Maintenance
Issues

System Coils and Fins - Defect Noted

There is fin damage visible.

The AC needs to be leveled correctly.

Satisfactory

Cooling Lines - Satisfactory

ELECTRIC

Safety Issues

ELECTRICAL SYSTEM - General Comment

There is exposed wiring that needs to be corrected for safety.

The panel covers have been removed and need to be installed for safety.

Satisfactory

Main Electrical Service - Satisfactory, Underground Lateral Cable

Satisfactory

Overhead Clearance - Satisfactory

Satisfactory

Entry Line - Satisfactory

Satisfactory

Voltage Available - Satisfactory, 110 / 220

Satisfactory

Panel Accessibility - Typical

Satisfactory

Panel Location - Satisfactory, Basement

Satisfactory

Main Panel Rating - Other Comments

There is no panel rating noted.

Satisfactory

Main Panel Disconnect Size - Satisfactory, 100 amps

Satisfactory

Main Electrical Disconnect - Satisfactory, Breaker

Satisfactory

Grounding - Satisfactory, Water Pipe

Safety Issues

Type of Wire - Defect, Romex

There are several open junction boxes that need to be covered.

Electrical wiring in contact with a gas line and metal ducts, separation is needed for safety.

ELECTRIC

Safety Issues

Breakers in Use - Defect, Room for Expansion

Some panel knock outs have been removed and their are no breakers installed. Seal off breaker openings if not utilized for safety.

There could be some breakers that are no longer working. There are several electrical 110 outlets in the basement and on the main floor that are not getting electricity.

There are also GFCI outlets that are not resetting. The GFCI's could be the cause of the electrical receptacles not getting electricity. Not verifiable. The GFCI's will need to be replaced.

Repairs and/or Maintenance Issues

Electrical Receptacles - Defect, 3 Slotted Grounded

Not all receptacles were checked and tested. There are several 110 electrical receptacles not getting electricity. These receptacles are not verifiable.

PLUMBING

Satisfactory

PLUMBING - General Comment

Water pressure is based on a persons personal preferences. You should check the water pressure to ensure that there is enough water pressure for you needs. Water was run for an extended period of time in order to find leaking at the supply and waste lines and plumbing fixtures, if applicable. Any leaking or damage that was visible will be noted under the appropriate category in this inspection report. Leaking and damaged can happen at any time and without warning after the inspection is completed. Plumbing that is under a concrete slab and/or is not visible was not inspected and is not verifiable.

Satisfactory

Water Source - Municipal

Satisfactory

Municipal Main Supply Type - Satisfactory, Copper

All plumbing behind finished coverings were not inspected.

Satisfactory

Main Water Shut Off - Satisfactory, Basement

Satisfactory

Interior Visible Water Pipes - Satisfactory, Copper

There is no active leaking at the time of the inspection.

Leaks and damage can happen at anytime without warning. All plumbing behind finished coverings were not inspected.

Satisfactory

Waste System - Municipal

Repairs and/or Maintenance Issues

Interior Waste/Vent Pipes - Defect, PVC

Leaks and damage can happen at anytime without warning. All plumbing behind finished coverings were not inspected.

Repairs and/or Maintenance Issues

Outside Spigots - Winterized

There was no water available too one of the spigots at the time of the inspection.

Safety Issues

Gas Lines - Defect, Black Iron

Unused gas lines need to be capped for safety.

PLUMBING

Repairs and/or Maintenance Issues

Sump Pump - Defect

The pump has been removed. A sump pump is needed at this time and I recommend a power backup system installed.

There is water inside of the pit at the time of the inspection. I cannot predict if the pit will over flow.

I could not inspect any of the pump discharge line and it's components due to there is no pump installed.

Repairs and/or Maintenance Issues

Sump Pump Pit - Defect, Pit Full Of Water

When the pit is full of water this could be a sign that the water is not moving away from the foundation wall as well as it should. Poor grade around the foundation walls can contribute to the excess water inside of the pit. If there is water inside of the pit you should consider adding a battery backup system for the pump in case of loss of electrical power too the home.

KITCHEN

Satisfactory

Kitchen Wall Receptacles - Satisfactory, GFI Protected

Satisfactory

Kitchen Switches Fixtures - Satisfactory

Expensive Repairs and/or Replacemnt Cost

Kitchen Floors - Defect, Wood

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

There is extensive damaged to some of the wood flooring I suspect from some kind of water flooding. Buckling noted. Anticipate expensive cost to replace and repair.

Repairs and/or Maintenance Issues

Kitchen Cabinets - Defect, Mold/Mildew Noted

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs. Safety concern.

Missing and damaged cabinetry.

There is standing water inside of the cabinet under the kitchen sink. It may be likely you may have to discard some of the cabinetry.

There is some water damaged drywall and base board molding.

Repairs and/or Maintenance Issues

Counter Top - Defect, Loose at the Cabinets

There are areas where the counter top is not anchored to the cabinets correctly.

Damaged finish.

Satisfactory

Kitchen Sink - Satisfactory

KITCHEN

Repairs and/or Maintenance Issues

Kitchen Sink Faucet - Other Comments

There is no sink faucet system or plumbing at the time of this inspection. There is water available.

Repairs and/or Maintenance Issues

Dishwasher - Other Comments

The appliance was not inspected and not cycled. There is no plumbing available.

W. HEATER

Satisfactory

WATER HEATER - General Comment

The average life expectancy of a gas water heater is 12 years.

Satisfactory

Water Heater Off - Gas Off

The gas is off to this appliance. The appliance was not run through a basic cycle. Not verifiable.

Repairs and/or Maintenance Issues

Water Heater 1 Approx. Age - 5 to 11 years

!2 years of age is what could be expected for the life longevity of a water heater. As this appliance gets older, you should monitor. There is no guarantee of the life longevity of the water heater. Adding a pan with a drain plug and drain line that discharges water into a drain incase of failure could help from extensive water damage. Manufacture build date is approximately 2005.

Satisfactory

Water Heater 1 Size - 40 Gallons

Satisfactory

Water Heater Fuel - Gas

Satisfactory

Water Heater Cold Water Valve - Satisfactory, Present

Satisfactory

Temp. Pressure Relief Valve and Pipe - Satisfactory, Present

Satisfactory

Water Heater Exterior - Satisfactory

LAUNDRY

Satisfactory

Laundry Water Faucets - Satisfactory

Satisfactory

Washer Drains - Trapped Line, Trapped Line not Verifiable

There is no appliance too test the line for any leaking and/or blockage.

Repairs and/or Maintenance Issues

Dryer Vented - Ven Pipe Cleaning

The inside of the vent pipe and vent pipe components need cleaning. Build up of lint could pose a fire hazard.

Remove the duct tape, it is heat sensitive and could melt. Replace the tape with metal tape.

LAUNDRY

Safety Issues

Laundry Energy Source - Defect, 220 Electric

Exposed wiring, missing 220 receptacle.

Satisfactory

Laundry Room Door - Satisfactory

FURNACE

Repairs and/or Maintenance Issues

FURNACE - General Comment, Gas Off

The furnace should be evaluated by a heating and cooling technician for cleaning and diagnostics annually. The typical life expectancy of a furnace is 18 to 20 years.

The system and it's components were not cycled and/or inspected. The gas to the appliance is turned off. The gas is off to the home.

Satisfactory

Age of this Appliance - 5 to 10 years

Normal maintenance is suggested annually. Proper cleaning and diagnostics. Manufacture build date is approximately 2005.

Satisfactory

Distribution System Type - Up Flow

Repairs and/or Maintenance Issues

Duct Work - Defect

Loose areas of duct that need to be anchored correctly.

Unfinished components.

You may want to clean the ducts and trunks. Dirty and there is debris inside of the floor registers.

Satisfactory

Thermostat - Satisfactory, Standard

Consider upgrading to a programmable thermostat.

Repairs and/or Maintenance Issues

Flue Piping - Defect, PVC

A screen should be added to the exterior pipe.

Better caulking is needed at the exterior wall where the lines are.

Satisfactory

Filter System - Satisfactory, Disposable

The filter should be replaced about every two to three months depending on your preference.

BASEMENT

Satisfactory

BASEMENT - General Comment

It is extremely important that the gutters and downspouts are free of any debris and discharging the water away from the foundation walls. The grade around the property should slope away from the foundation walls correctly.

Satisfactory

Basement Type - Full Percent

Satisfactory

Basement Stairs - Satisfactory

BASEMENT

Repairs and/or Maintenance Issues

Basement Foundation Walls - Defect, Poured Concrete

Any cracking and/or water penetration that was visible at the time of this inspection will be noted in this inspection report. Keep in mind that any cracks and/or water penetration that are behind stored items, such as and not limited to: insulation, furniture and anything else that blocks the of the foundation walls will not be noted.

Improper repaired steeling crack. Injection the crack with a epoxy should seal the crack correctly.

There are typical steeling cracks noted with no signs of water penetration at the time of this inspection.

Satisfactory

Basement Floor - Satisfactory, Cement

There are cracks noted with no moisture staining. The source and/or cause of these cracks was not determined at this inspection. I suspect these are typical settling cracks and are not of a structural nature. Future movement and/or water penetration cannot be predicted.

Satisfactory

Basement Structural Columns - Satisfactory, Steel, Bearing Wall, Concrete

Satisfactory

Basement Structural Beams - Satisfactory, Steel

Repairs and/or Maintenance Issues

Basement Ceiling Joist - Defect, Mold/Mildew Noted

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

Water damage I believe is from the kitchen. You may not need to change out the wood joist. Further evaluation needed.

Expensive Repairs and/or Replacemnt Cost

Basement Ceiling Sub Floor - Defect, Mold/Mildew Noted

A discoloration was noted. It is possible that the discoloration could be mold and/or mildew. Mold, mildew and air quality testing are not part of this home inspection. You are advised to do testing to determine what this substance is, the source and/or cause of this substance, the extent of the problem and the cost of remediation and repairs.

There is water damage I believe is from the kitchen. You may need to replace some of the plywood sub flooring. Further evaluation is needed. Replacing sub flooring can be expensive.

Satisfactory

Basement Insulation - Satisfactory, Between Joist

Insulation limits inspection.

Satisfactory

Water Penetration - Satisfactory, Walls are Dry

Basement walls that are dry at the time of the inspection does not mean that the walls will not leak in the future. It is important that you take proactive measures and ensure that the grade and gutters are discharging any water away from the foundation walls correctly. Future water penetration and/or foundation wall damage cannot be predicted.

Repairs and/or Maintenance Issues

Basement Drainage - Defect, Floor Drain, Sump Pump

Drains and pipes, interior or exterior, are not inspected internally. Only visual inspecting is noted. I suggest if you have any concerns that you hire a plumber for a internal inspection.

Missing sump pump.

ATTIC

Satisfactory

ATTIC - General Comment

Any areas in the attic at the time of the inspection that were not visible due to insulation and/or stored items are not verifiable.

Satisfactory

Attic Access Location - Closet

Satisfactory

Attic Framing - Satisfactory

There is no mold/mildew noted at the time of this inspection. Mold/mildew could appear at anytime without notice. You should monitor your attic periodically for any signs of mold/mildew and treat as needed if present.

Satisfactory

Attic Sheathing - Satisfactory

There is no mold/mildew noted at the time of this inspection. Mold/mildew could appear at anytime without notice. You should monitor your attic periodically for any signs of mold/mildew and treat as needed if present.

Repairs and/or
Maintenance
Issues

Insulation Type - Satisfactory, Fiberglass

There is no insulation above the garage. You could loose heat and cooling through this area. I suggest a wall between the garage attic and the home attic or insulated the area above the garage.

Satisfactory

Insulation Thickness - Satisfactory, 10 inches plus

Satisfactory

Attic Ventilation - Satisfactory, Ridge, Soffit

There is no mold/mildew noted at the time of this inspection. Mold/mildew could appear at anytime without notice. You should monitor your attic periodically for any signs of mold/mildew and treat as needed if present.

Satisfactory

Attic Wiring - Covered with Insulation

Some or all of the electrical wiring and electrical components are covered and/or blocked from viewing.

Satisfactory

Plumbing Vent Pipes - Satisfactory

Satisfactory

Exhaust Vents in the Attic - Other Comments

The termination points of the bathroom exhaust is not verifiable. Blocked by heavy insulation and low headroom. The exhaust vent pipe should be rigid metal with minimal connection points and directed outside of the attic.

INTERIOR

Satisfactory

INTERIOR ROOMS - General Comment

This inspection does not include any type of testing for the presence of mold, mildew or any other environmental risk. If you have any questions and/or concerns please contact a licensed environmental company. Any and all areas of the interior of the home, during the inspection that were blocked from a visible inspection, were not inspected and are not verifiable.

Satisfactory

Interior Rooms - Living Room, Dining Room

Satisfactory

Number of Bedrooms - 3

Expensive
Repairs and/or
Replacemnt Cost

Interior Walls - Defect

There is typical drywall/plaster damage noted. They are usually not a structural issue. Repairs are considered normal maintenance.

INTERIOR

Repairs and/or Maintenance Issues

Interior Ceilings - Defect

There is typical drywall/plaster damage noted. They are usually not a structural issue. Repairs are considered normal maintenance.

Expensive Repairs and/or Replacement Cost

Interior Floors - Defect, Wood, Carpet

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

Damaged wood flooring and the carpet is in poor condition through out the home.

Repairs and/or Maintenance Issues

Interior Switches - Defect

The front door bell does not work.

Some were not working at the time of the inspection. There are missing switches and plate covers. Exposed wiring poses safety concerns.

Repairs and/or Maintenance Issues

Interior Fixtures - Defect, Missing Fixtures

There are several missing fixtures noted.

Not all fixtures worked, I suspect bad and/or missing light bulbs.

Satisfactory

Heat/Cooling Source - Other Comments

The furnace is not working at the time of this inspection. the heat source, ducts and components are not verifiable.

Satisfactory

Windows - Satisfactory

Not all windows were opened at this inspection.

Inspector's Comment

Doors - Satisfactory, Strike Plates

Adjustments are needed at some strike plates, these doors do not close tightly.

Satisfactory

Interior Cabinets and Shelving - Satisfactory

Repairs and/or Maintenance Issues

Closets - Defect, Doors Missing

There are doors that are missing at the time of the inspection.

Improperly installed door hinges.

Safety Issues

Smoke Detectors - Defect

Smoke detectors should be checked annually and batteries replace every 6 months.

BATHROOM 2

Satisfactory

Bathroom 1 Doors and Windows - Satisfactory

Satisfactory

Bathroom Electric and Fixtures - Satisfactory, Other Comments

Older fixtures noted.

BATHROOM 2

Satisfactory

Bathroom Receptacles - Defect, No GFCI Protection

The GFCI would not trip when tested. Replacement needed.

Expensive Repairs and/or Replacemnt Cost

Bathroom 1 Walls and Ceilings - Defect

There is typical drywall/plaster damage. This appears to be not structural. Moisture damage I suspect from lack of use of exhaust fan.

Satisfactory

Bathroom 1 Heating and Cooling - Other Comments

The furnace is not working at the time of this inspection. the heat source, ducts and components are not verifiable.

Satisfactory

Bathroom 1 Vanity/Cabinets - Satisfactory

Satisfactory

Bathroom 1 Sink Faucets - Satisfactory

Satisfactory

Bathroom 1 Sink Basin - Satisfactory

Satisfactory

Bathroom 1 Sink and Trap - Satisfactory

Repairs and/or Maintenance Issues

Toilet Bowl and Tank 1 - Defect, Bowl Loose at the Floor

The toilet bowl is loose at the floor. Do not over tighten as this could damage the porcelain.

Satisfactory

Bathtub 1 - Satisfactory

Water was introduced into the bathtub and there were no visible leaking at this time.

Satisfactory

Bathtub Faucet 1 - Satisfactory

Satisfactory

Bathtub 1 Stopper - Satisfactory

Repairs and/or Maintenance Issues

Tub Wall Enclosure 1 - Defect, New Caulking Needed

New caulking is suggested. A proper seal can help prevent water from penetrating behind finish coverings and help prevent moisture and wood damage, mold and mildew.

Satisfactory

Bathroom 1 Ventilation - Satisfactory, Electric Fan

Satisfactory

Bathroom 1 Floor - Satisfactory

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

Satisfactory

Showerhead 1 - Satisfactory

MASTER BATHROOM 2

Repairs and/or Maintenance Issues

Doors and Windows - Defect

Cracked marble door thresh hold.

Satisfactory

Bathroom Electric and Fixtures - Satisfactory

Safety Issues

Bathroom Receptacles - Defect, No GFCI Protection

The GFCI did not reset correctly. replacement needed.

Repairs and/or Maintenance Issues

Bathroom Walls and Ceilings - Defect

There is typical drywall/plaster damage. This appears to be not structural. Moisture damage I suspect from lack of use of exhaust fan.

Satisfactory

Bathroom Heating and Cooling - Other Comments

The furnace is not working at the time of this inspection. the heat source, ducts and components are not verifiable.

Satisfactory

Bathroom Vanity/Cabinets - Satisfactory

Satisfactory

Bathroom Sink Faucets - Satisfactory

Satisfactory

Bathroom Sink Basin - Satisfactory

Satisfactory

Bathroom Sink and Trap - Satisfactory

Repairs and/or Maintenance Issues

Toilet Bowl and Tank - Defect, The Bowl is Loose at the Floor

The toilet bowl is loose at the floor. Do not over tighten as this could damage the porcelain.

Satisfactory

Bathtub - Satisfactory

Water was introduced into the bathtub and there were no visible leaking at this time.

Repairs and/or Maintenance Issues

Bathtub Faucet - Defect, Faucet is Loose at the Wall

The faucet is loose at the wall. Repairs needed. The faucet needs to be sealed correctly at the wall.

Repairs and/or Maintenance Issues

Bathtub Stopper - Defect

There is active leaking noted at the waste line and trap areas. There appears to be loose compression fitting. The trap is not vertically installed correctly. repairs needed at this time.

Repairs and/or Maintenance Issues

Tub Wall Enclosure - Defect, New Caulking Needed

New caulking is suggested. A proper seal can help prevent water from penetrating behind finish coverings and help prevent moisture and wood damage, mold and mildew.

Satisfactory

Bathroom Ventilation - Satisfactory, Electric Fan

MASTER BATHROOM 2

Satisfactory

Bathroom Floor - Satisfactory

The presence of any wood rot or wood damage behind finished coverings cannot be determined at this inspection. Not visible.

Satisfactory

Shower Head - Satisfactory