

**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.

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Homes Inspections, LLC.  
248-795-3322

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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.

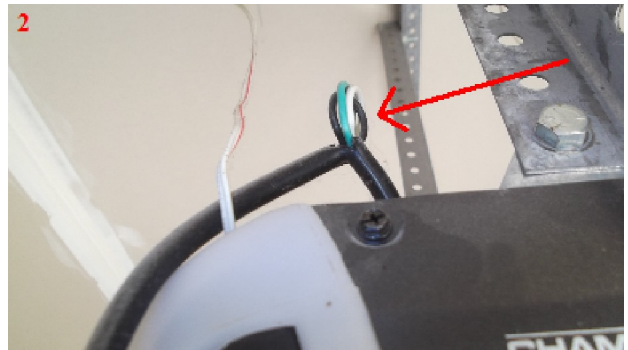


# Safety Issues

## 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.

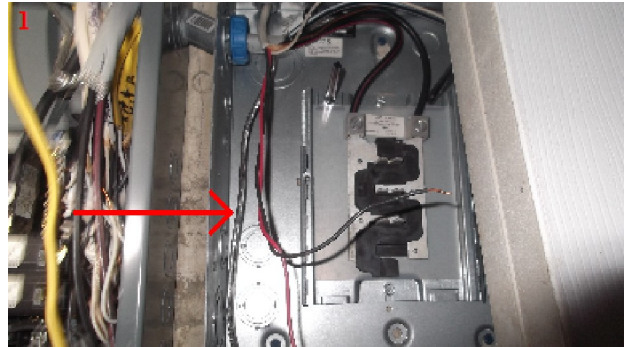


## ELECTRIC

### 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.

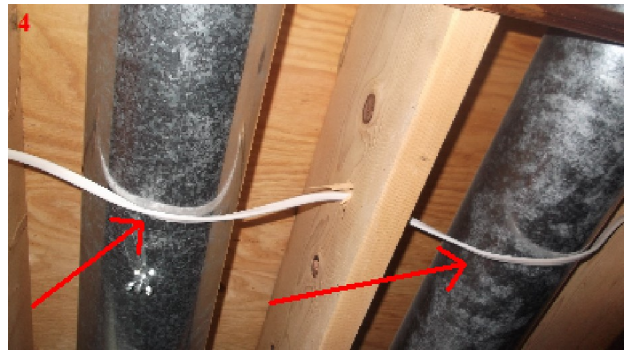
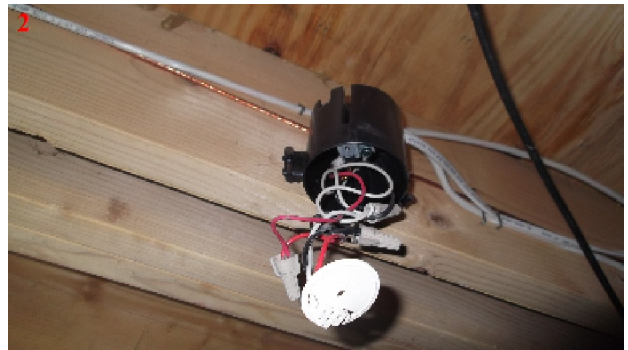
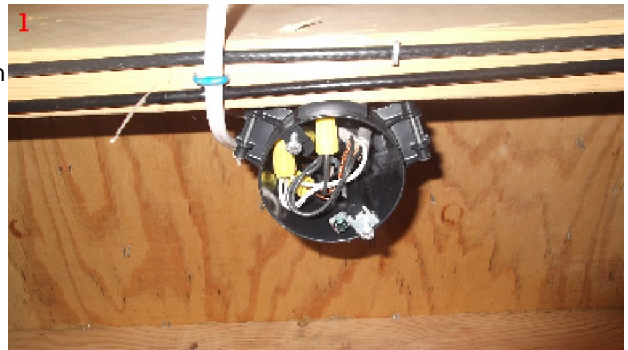


# Safety Issues

## 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.

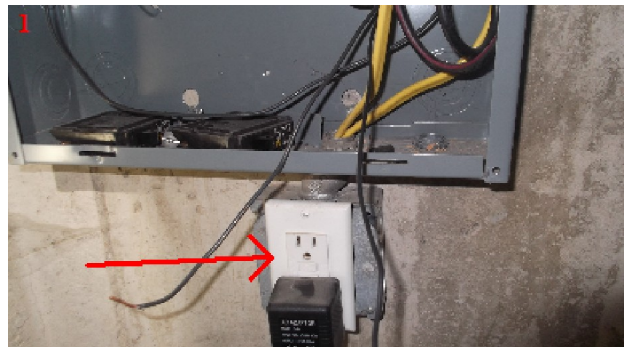


## Breakers in Use

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

## GROUNDS

### 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.

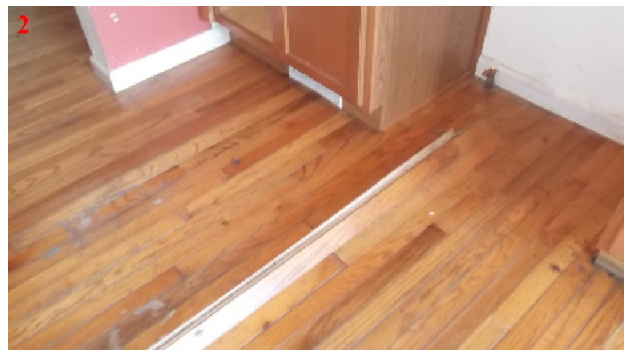


## KITCHEN

### 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.

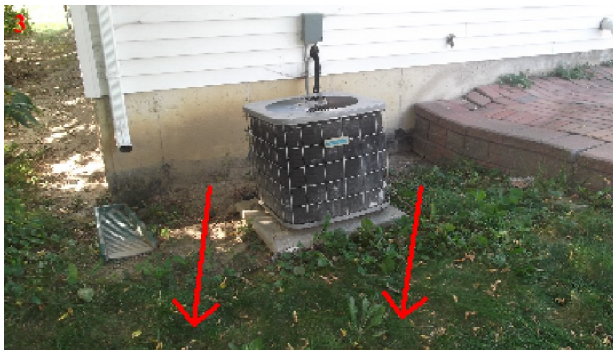
Better caulking is needed at PVC pipes at the exterior.



### 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.

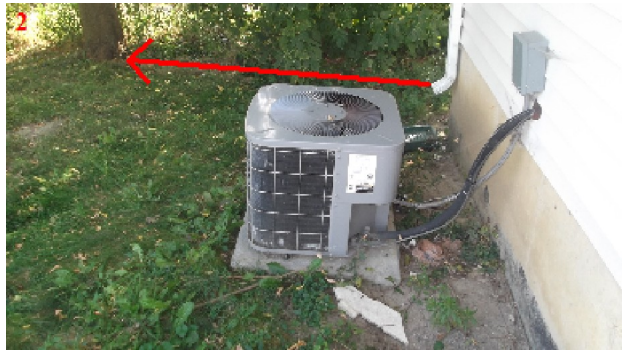
# Repairs and/or Maintenance Issues

## 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

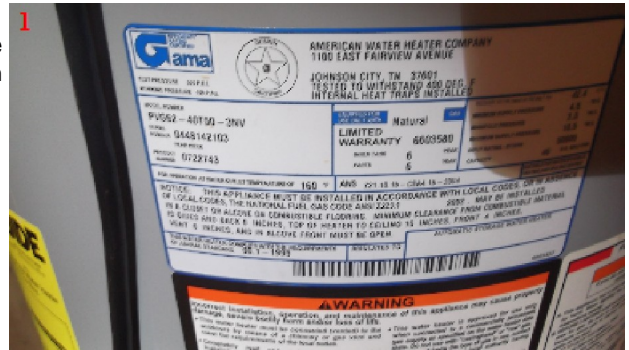
The appliance was not inspected and not cycled. There is no plumbing available.

# 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.

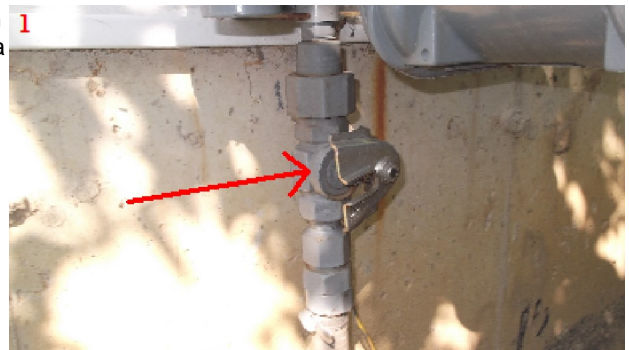
Remove the duct tape, it is heat sensitive and could melt. Replace the tape with metal tape.

## 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

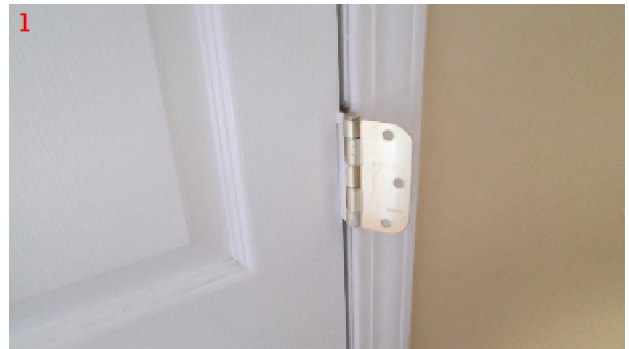
There are several missing fixtures noted.

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

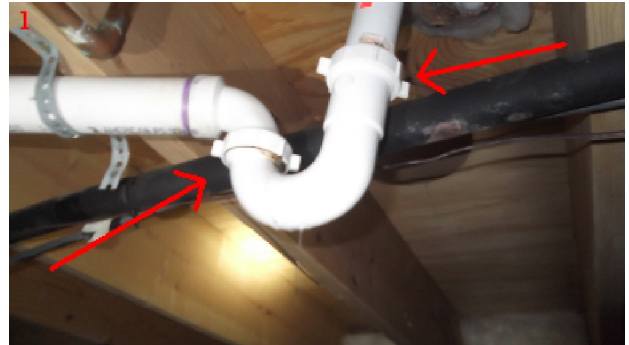
The toilet bowl is loose at the floor. Do not over tighten as this could damage the porcelain.

### Bathub Faucet

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

### Bathub 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.