

Stone River Home Inspections

Property Inspection Report



4242 Aztec Lane, muskegon , MI 49442
Inspection prepared for: John Doe
Date of Inspection: 1/5/2023 Time: 8:00 A.M.
Age of Home: 1925 Size: 1,942 Sqft
Weather: Snow 35 degrees

Inspector: Adam Campbell
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Email: adamcamp22@gmail.com



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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 expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 4	Stairs & Handrail	• Recommend adding additional handrail to the stairs leading to the second floor.
Page 5 Item: 5	Ceiling Condition	• Upstairs bathroom is leaking through the floor and down the ceiling and wall of the living room/dining room area, recommend further evaluation/repair.
Page 7 Item: 7	Fireplace	• Deterioration and cracking of the fire bricks noted, recommend repair.
Laundry		
Page 17 Item: 2	GFCI	• Recommend installing wires into proper conduit.
Electrical		
Page 23 Item: 1	Electrical Panel	• Recommend properly attaching wires to the floor joists for safety.
Roof		
Page 26 Item: 2	Flashing	• Recommend repair to the damaged, step flashing and properly sealing.
Page 27 Item: 4	Spark Arrestor	• Wire mesh only is installed as a spark arrestor, this is considered to be inadequate and a proper spark arrestor should be installed.
Page 28 Item: 5	Gutter	• No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
Attic		
Page 29 Item: 2	Structure	• Most of the structure is covered and not visible. Visible areas show tarp that was left down and possibly used as a vapor barrier, recommend further evaluation/repair.
Page 31 Item: 8	Exhaust Vent	• Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.
Basement/Crawlspace		
Page 40 Item: 1	Plumbing Materials	• Drain lines are backing up and leaking throughout the home, recommend further evaluation/repair. • Toilet is leaking behind the wall, recommend further evaluation/repair.

Page 42 Item: 6	Framing	<ul style="list-style-type: none">• Recommend further evaluation for the growth on the floor joists.• Pest damage to the floor joists, recommend further evaluation.
Page 43 Item: 7	Subfloor	<ul style="list-style-type: none">• Some of the Subfloor has deterioration and rotting, recommend repair.



Inspection Details

1. Attendance

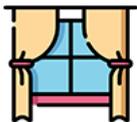
In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Observations:



- Doors open and close properly.

2. Electrical

Observations:



- Outlets were functioning properly at the time of inspection.
- Some outlets have open grounds/reverse polarity.

3. Smoke Detectors

Observations:



- Recommend adding CO2 and smoke detectors throughout the home.

4. Stairs & Handrail

Observations:



- **Recommend adding additional handrail to the stairs leading to the second floor.**



5. Ceiling Condition

Observations:



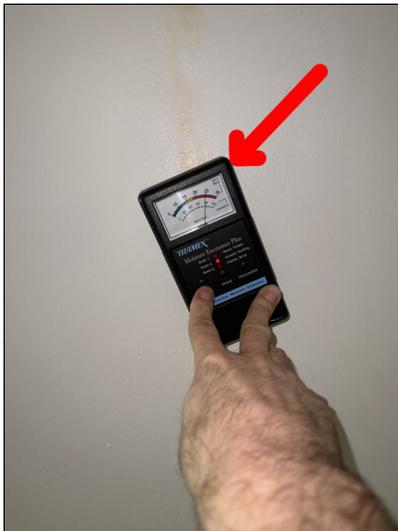
- Moisture stains present
- **Upstairs bathroom is leaking through the floor and down the ceiling and wall of the living room/dining room area, recommend further evaluation/repair.**



Dining room.



Living room.



Current moisture is detected in the dining room



Current moisture detected in the dining room.



Leaking from the upstairs bathroom.



6. Wall Condition



Observations:
• Typical cracks.

7. Fireplace



Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.
- Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.
- **Deterioration and cracking of the fire bricks noted, recommend repair.**



Deterioration and cracks in the fire bricks





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: West bedroom
East bedroom
Front bedroom

2. Doors

Observations:



- Doors opened and closed properly.

3. Electrical

Observations:



- Outlets throughout the bedrooms had power and operating properly at the time of inspection.
- Some outlets have open grounds/reverse polarity.

4. Floor Condition

Observations:



- Flooring appears to be in satisfactory condition.

5. Wall Condition

Observations:



- Typical cracks.

6. Window Condition

Observations:



- Bedroom windows appear to be in satisfactory condition.

7. Ceiling Condition

Observations:



- Typical cracking.



West bedroom.



East bedroom.



Front bedroom.



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: Upstairs bathroom

2. Ceiling Condition

Observations:

- Typical cracking in the wall finish is noted.



3. Doors

Observations:

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



4. Electrical

Observations:

- **GFCI** protection is provided to all bathrooms.



5. GFCI

Observations:

- GFCI in place and operational



6. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



7. Floor Condition

Observations:

- Flooring appears to be in satisfactory condition.



8. Heating

Observations:

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



9. Plumbing

Observations:

- No active drain leaks or signs or piping leaks at the time of inspection.





10. Showers



Observations:
• functional



11. Bath Tubs



Observations:
• Functional.



12. Enclosure

Observations:



- The shower enclosure was functional at the time of the inspection.

13. Sinks

Observations:



- Functional.



14. Toilets

Observations:



- Observed as functional and in good visual condition.

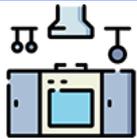


15. Window Condition

Observations:

- Windows appears to be in satisfactory condition.





Kitchen

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

1. Cabinets

Observations:



- Cabinets appear to be in usable condition. Recommend hinges be tightened.



2. Counters

Observations:



- Counter tops are in usable condition.

3. Sinks

Observations:



- Functional.



4. Floor Condition

Observations:



- Flooring is in satisfactory condition.

5. Plumbing

Observations:



- No visible or active pipe/drain leaks at the time of inspection.



6. Ceiling Condition

Observations:



- Typical cracks



7. Electrical

Observations:



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

8. GFCI

Observations:



- GFCI in place and operational.

9. Wall Condition

Observations:



- Typical cracks



Laundry

1. Electrical



2. GFCI



Observations:

- GFCI present.
- **Recommend installing wires into proper conduit.**



3. Gas Valves

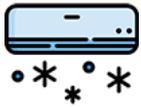


4. Plumbing

Observations:

- No visible active pipe or drain leaks at the time of inspection.





Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

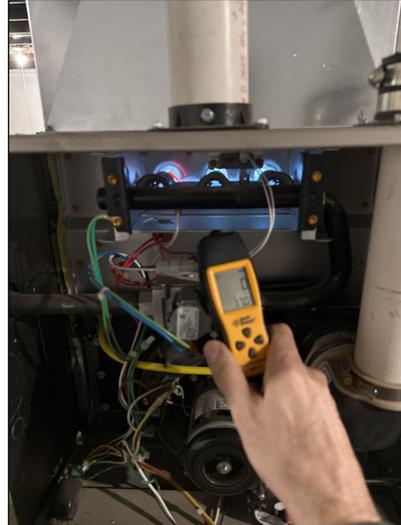
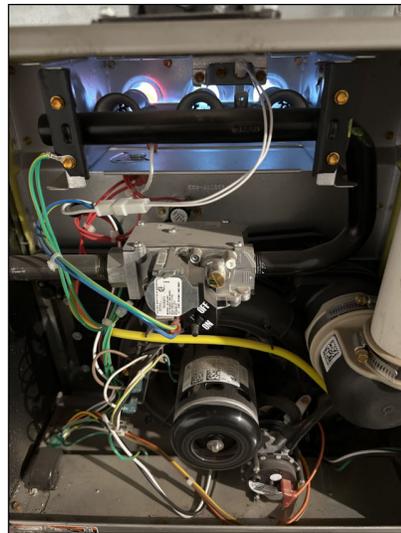


Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Furnace is operating properly at the time of inspection.



Payne
2021



2. Heater Base

Observations:

- The heater base appears to be functional.



3. Venting

Observations:

- Vent piping appears to be sloping upwards and in adequate condition.



4. Gas Valves



5. Filters

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



6. Thermostats

Observations:

- Functional at the time of inspection.





Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

3. Venting

Observations:

- Venting appears to be normal.

4. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



Rheem
2022

5. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

6. Number Of Gallons

Observations:

- 40 gallons

7. Gas Valve



8. Plumbing

Materials: Galvanized • PEX

Observations:

- No deficiencies observed at the visible portions of the supply piping.





Electrical

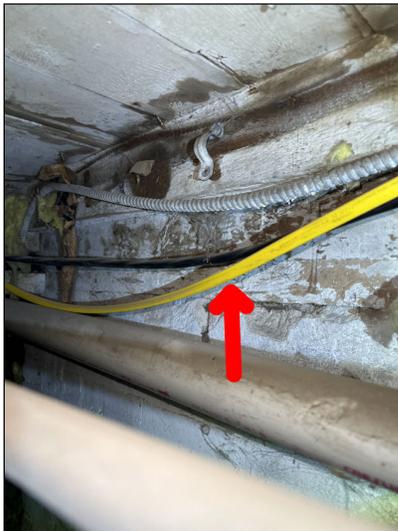
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

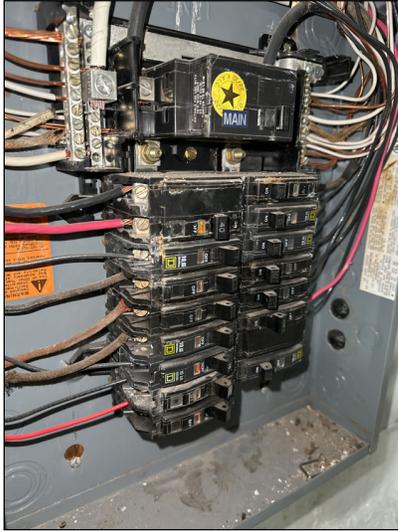
1. Electrical Panel

Observations:



- Panel size appears to be compatible with service size.
- Breaker branch distribution appears to be normal.
- No signs of overheating are evident at the time of inspection.
- **Recommend properly attaching wires to the floor joists for safety.**





2. Main Amp Breaker

Observations:



- 100 amp

3. Breakers in off position

Observations:



- 1

4. Cable Feeds

Observations:



- Service entry is in satisfactory condition.



5. Breakers

Observations:



- All of the circuit breakers appeared serviceable.



Roof

1. Roof Condition



Materials: Rolled roofing on the rear of the house was viewed via rooftop. Other areas of the roofing were viewed with ladder at the eaves due to weather conditions and pitch of the roof. Areas of the roof that were viewed and evaluated Appeared to be in overall adequate condition.

Materials: Asphalt shingles noted/rolled asphalt
30 year shingle

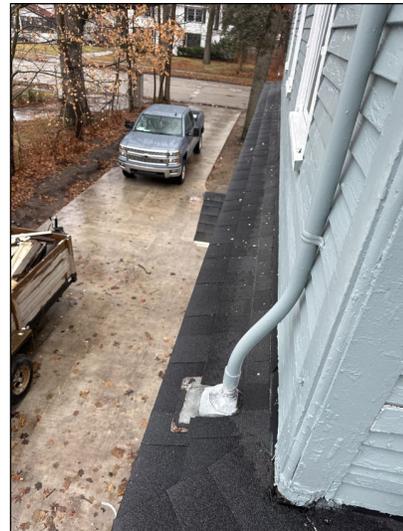
Age: 1-5

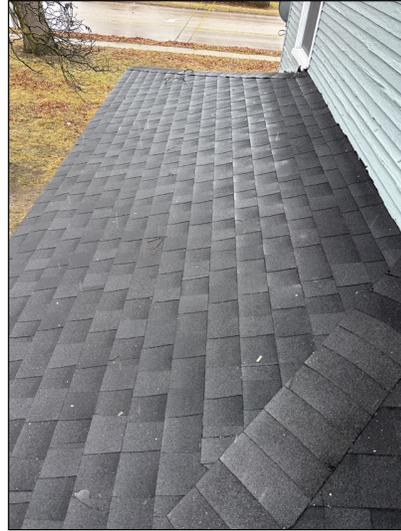
Observations:

- Recommend monitoring the rolled roof on the rear of the house due to ponding.



Ponding on rolled asphalt roofing in rear on house.





2. Flashing

Observations:



- Recommend repair to the damaged, step flashing and properly sealing.





3. Chimney

Observations:



- Visible chimney sections appear to be in overall adequate condition.



4. Spark Arrestor

Observations:



- Rain/spark cap is present.
- **Wire mesh only is installed as a spark arrester, this is considered to be inadequate and a proper spark arrester should be installed.**



Wire mesh.

5. Gutter



Observations:

- No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



Attic

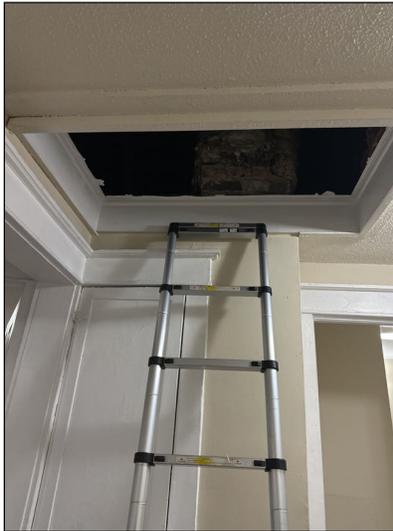
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access



Observations:

- Access at hallway ceiling.
- Inspected in the attic.



2. Structure



Observations:

- Plank sheeting present
- OSB sheeting present
- **Most of the structure is covered and not visible. Visible areas show tarp that was left down and possibly used as a vapor barrier, recommend further evaluation/repair.**





3. Ventilation



Observations:

- Recommend adding baffles at eaves to promote proper airflow.

4. Duct Work



Observations:

- Duct work appears to be in satisfactory condition.

5. Electrical



Observations:

- Most areas not accessible due to insulation.

6. Insulation Condition



Materials: Fiberglass batts • Loose fill insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

Observations:

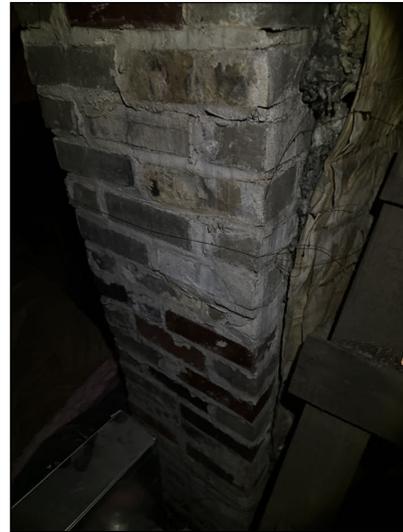
- Recommend additional insulation.

7. Chimney

Observations:



- Most of the chimney is covered by insulation and not visible. visible sections appear to have recent repairs. Recommend monitoring.



8. Exhaust Vent

Observations:



- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.



Bathroom exhaust fan.



Exterior Areas

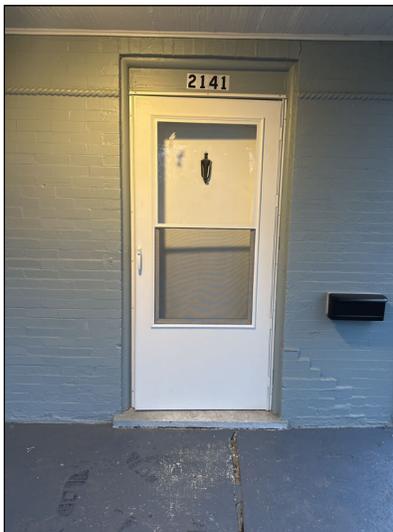
This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground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

1. Doors

Observations:



- Appeared in functional and in satisfactory condition, at time of inspection.



2. Window Condition

Observations:



- Windows appeared in satisfactory condition at time of inspection.



3. Siding Condition

Materials: Brick veneer noted. • Painted wood siding





4. Eaves & Facia

Observations:



- Fascia is in satisfactory condition.
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls

Observations:



- Foundation walls have been recently painted. Foundation walls have cracking, patching and some movement, recommend monitoring/further evaluation.



East wall shows signs of movement.





Recommend filling hole between front and rear crawlspace area.





Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

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



2. Grading

Observations:

- General site drainage was properly sloping away from the house.
- Recommend maintaining a positive drainage slope away from the foundation.



3. Vegetation Observations

Observations:

- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
- 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 for wood destroying insects, as well as abrade and damage siding, screens and roofs.



4. Patio and Porch Deck

Observations:

- Porch does have some settling and pitching, recommend monitoring for future movement.





5. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.



6. Main Gas Valve Condition



7. Exterior Faucet Condition



Observations:

- Appears Functional.
- Recommend removing hoses before winter.





Basement/Crawlspace

1. Plumbing Materials



Materials: Drain lines are backing up, recommend plumber evaluate.

Observations:

- Cast Iron
- Pex
- **PVC**
- Drain lines are backing up and leaking throughout the home, recommend further evaluation/repair.
- Toilet is leaking behind the wall, recommend further evaluation/repair.

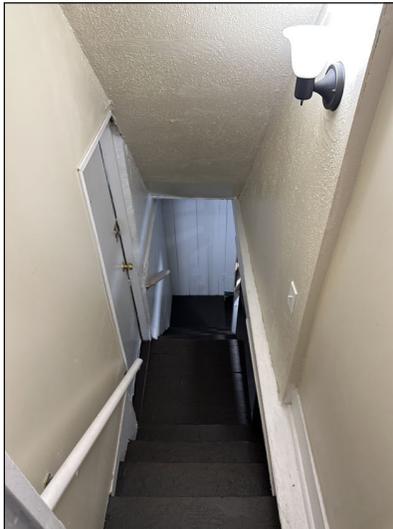




2. Stairs

Observations:

- Low head room noted at stairway location.



3. Railings



4. Slab Floor

Observations:

- Common cracks noted.





5. Drainage



Observations:

- Floor drain
- There is no visible/active seepage at the time of the inspection. With the exception of the current plumbing back up.

6. Framing



Observations:

- Recommend further evaluation for the growth on the floor joists.
- Pest damage to the floor joists, recommend further evaluation.



Pest damage to the floor joist, recommend further evaluation/repair.



Termite mud tube.



Growth on floor joists.

7. Subfloor

Observations:

- Visible leaking under bathroom.
- **Some of the Subfloor has deterioration and rotting, recommend repair.**





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Introduction

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

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

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

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!