



Home Inspection Report



1234 Demo Lane , Muskegon , MI 49444

Inspection Date:

Monday, November 21, 2022

Prepared For:

John Doe

Prepared By:

Harrison Gillette.

13825 Garfield St

Spring Lake , MI 49456

231-730-2690

Harrison@Stoneriverhomeinspection.com

Report Number:

22538

Inspector:

Harrison Gillette.

License/Certification #:

HI-HG122014

Inspector Signature:

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

South

State Of Occupancy

Vacant

Weather Conditions

Sunny
40

Recent Rain

No

Ground Cover

Snow
Wet

Approximate Age

1965

Report Summary

Improvement Items

Recommend creating and maintaining a proper slope away from the home for correct water runoff.
Installing additional gutters would help keep moisture away from the structure
Recommend repair and repainting areas of trim on the garage and house
Areas in sections of plumbing are corroded and leaking in areas.
Recommend reglazing the exterior side of windows
Adding additional insulation and ventilation would help prevent heat loss and provide better airflow to the attic

Items To Monitor

Foundation on the north side due to signs of past movement
Water heater due to age and condition

Potential Safety Hazards

Asbestos vent line for the water heater. Recommend not disturbing

Items Not Operating

Garage hose Spicket handle is stuck shut
Power has been disconnected to the detached garage

Major Concerns

None apparent

Receipt/Invoice

Harrison Gillette.
13825 Garfield St
Spring Lake , MI 49456
231-730-2690

Date: Mon. Nov. 21, 2022 1:00

Inspected By: Harrison Gillette.

Property Address

1234 Demo Lane
Muskegon , MI 49444

Inspection Number: 22538

Payment Method: Not Paid

Client: John Doe

Inspection	Fee
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Total	\$0.00
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Grounds

Service Walks

- None Not Visible
Material Concrete Flagstone Gravel Brick Other: _____
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair
Comments Sidewalks are in good condition at the time of the inspection

Driveway/Parking

- None Not Visible
Material Concrete Asphalt Gravel/Dirt Brick Other: _____
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal
Comments Driveway is in good condition at the time of the inspection

Stoops/Steps

- None
Material Concrete Wood Other: Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled
Comments Steps are older and showing normal wear for their age
Photos



Deck/Balcony

- None Not Visible
Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Other: _____ Safety Hazard Improper attachment to house
 Railing loose
Comments Deck where visible appears to be in overall good condition

Photos



Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments Recommend maintaining a positive drainage slope away from the foundation.
 Low areas of grading next to the foundation recommend adding additional soil and slope away from foundation
 Recommend additional backfill to create a proper pitch away from the house.
 Recommend trimming trees/vegetation so it doesn't come into contact with the home
 Recommend trimming and/or removal of vegetation away from home

Photos



Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Grounds

Hose bibs cont.

Operable Yes No Not Tested Not On

Comments Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur with anti-siphon device, recommend installing

Recommend removing hoses before winter to prevent freezing.

Photos



Exterior is functioning correctly



Handle is stuck on the hose Spicket in the garage

Roof

General

Visibility None All Partial Limited By: .
 Snow was removed or the garage door. Only area visible
Inspected From Roof Ladder at eaves Ground With Binoculars

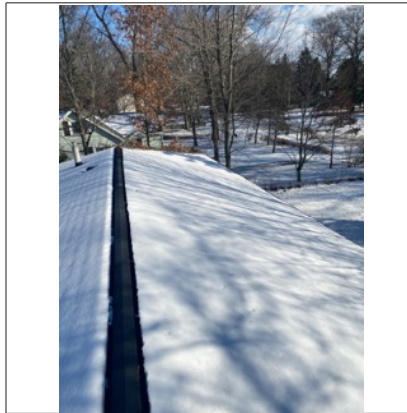
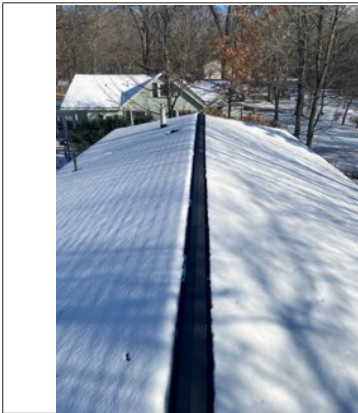
Style of Roof

Type Gable Hip Mansard Shed Flat Other: .
Pitch Low Medium Steep Flat
Roof #1 Type:Asphalt
 Layers:1 Layer
 Age:10-11
 Location:
Roof #2 None
 Type:
 Layers:
 Age:
 Location:
Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments

Ventilation System

None N/A
 Soffit Ridge Gable Roof Turbine Powered Other: .
Type Adding soffit vents baffles would help provide better airflow to the attic
Comments
Photos



Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .
Comments Flashings are not visible.

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering

Roof

Condition of Roof Coverings cont.

- Roof #2 cont.** Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage
- Roof #3** N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Roof was showing normal wear, but was in overall adequate condition.
 Recommend cleaning moss and mold off of the roof.
 Shingles are rated for 30 years

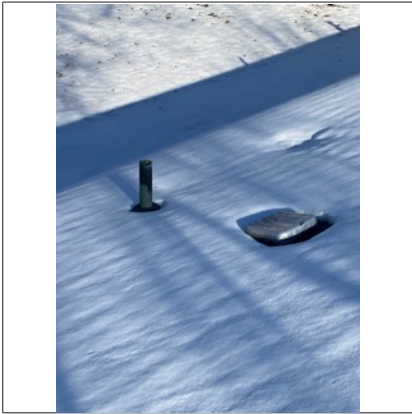
Photos



Plumbing Vents

- Not Visible Not Present
Condition Satisfactory Marginal Poor
Comments

Photos



Exterior

Chimney(s)

- None
- Location(s)** Northside
- Viewed From** Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
- Rain Cap/Spark Arrestor** Yes No Recommended
- Chase** Brick Stone Metal Blocks Framed
- Evidence of Flue** Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
- Evidence of** Tile Metal Unlined Not Visible
- Condition** Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
- Comments** Recommend Cricket/Saddle/Flashing
- Photos** Satisfactory Marginal Poor Recommend Repair
- Chimney is showing normal air for its age. Asbestos vent line present. Recommend not disturbing



Gutters/Scuppers/Eavestrough

- None
- Condition** Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
- Needs to be cleaned
- Material** Copper Vinyl/Plastic Galvanized/Aluminum Other: .
- Leaking** Corners Joints Hole in main run
- Attachment** Loose Missing spikes Improperly sloped
- Extension needed** North South East West
- Comments** Gutters were in overall adequate condition.
Gutters on only a portion of the house, recommend additional gutters where needed.

Siding

- Material** Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
- Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
- Loose/Missing/Holes
- Condition** Satisfactory Marginal Poor Recommend repair/painting
- Comments** Siding appeared to be all intact and in overall satisfactory condition.
Normal caulking maintenance recommended

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
- Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments** Trim was in need of normal painting maintenance.

Photos



Soffit

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments Soffit is an overall good condition

Fascia

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments Fascia is an overall good condition

Flashing

Material None Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
Condition Satisfactory Marginal Poor
Comments
Photos



Recommend resealing around exterior doors to help prevent moisture intrusion

Caulking

Condition None Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
Comments Recommend caulking around windows, doors, corners, utility penetrations.

Photos



Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass

Material Wood Metal Vinyl Aluminum/Vinyl clad

Screens Torn Bent Not installed

Comments Accessible windows are functioning correctly at this time. Recommend reglazing the exterior side of a few of the windows.
 Living room windows have been updated to Anderson windows more recently.

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: _____

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments Recommend keeping water diverted away from the structure to help prevent future movement. Recommend monitoring

Photos



Recommend Tuckpointing missing mortar joints

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments Properly attached to the structure

Photos



Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .
Condition Not Visible Satisfactory Marginal Poor
Comments Building structure not visible due to siding, not evaluated.

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor
Comments Exterior doors are functioning correctly. Storm door shock is damaged and missing hardware on the front door

Garage/Carport

Type

None
 Attached Detached 1-Car 2-Car 3-Car Carport 4-Car
Type
Comments

Automatic Opener

None N/A
 Operable Inoperable
Operation
Comments
Photos



Safety Reverse

None N/A
 Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested
Operation
Comments

Siding

N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Material
Condition
Comments Siding was intact and in overall adequate condition.

Trim

N/A
 Same as house Wood Aluminum Vinyl
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Material
Condition
Comments Trim was intact and in overall adequate condition.

Floor

Concrete Gravel Asphalt Dirt Other: .
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard
Source of Ignition within 18" of the floor N/A Yes No
Comments The foundation is overall adequate with no major defects evident.

Photos



Overhead Door(s)

N/A
Material Wood Fiberglass Masonite Metal Recommend repair
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing
Recommend Priming/Painting Inside & Edges Yes No
Comments Garage door and opener was in normal working order.

Photos



Exterior Service Door

None
Condition Satisfactory Marginal Poor Damaged/Rusted
Comments Exterior door is functioning correctly

Electrical Receptacles

Yes No Not Visible Operable: Yes No
Reverse polarity Yes No
Open ground Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles
Comments Recommend outlets be ground fault protected

Garage/Carport Detached

Type

None
 Attached Detached 1-Car 2-Car 3-Car 4-Car Carport
Type
Comments
Photos



Roofing

Same as house
 Type:
 Approx. age: Approx. layers:
Comments Roof appeared to be overall intact and in satisfactory condition.

Siding

N/A
 Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments Siding was intact and in overall adequate condition.

Trim

N/A
 Same as house Wood Aluminum Vinyl
 Satisfactory Marginal Poor Recommend repair/replace Recommend painting
Comments Trim had some damage recommend repair
Photos



Floor

Concrete Gravel Asphalt Dirt Other: _____
 Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

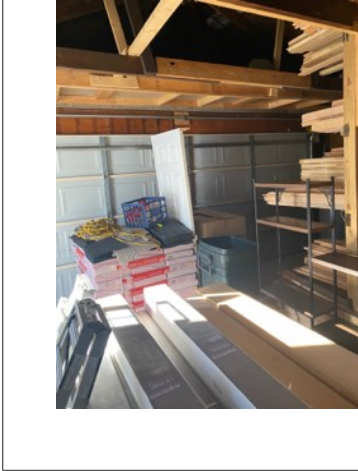
Garage/Carport Detached

Floor cont.

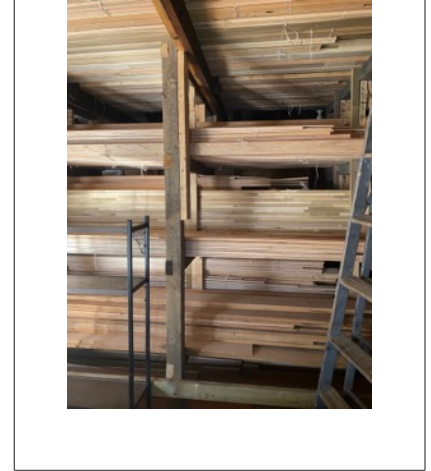
Source of Ignition within 18" of the floor N/A Yes No

Comments The foundation is overall adequate with no major defects evident.

Photos



Most areas are not visible due to personal belongings



Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

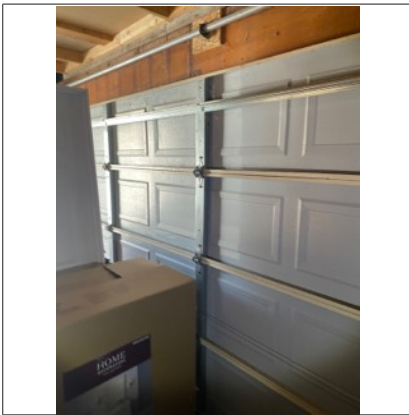
Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended

Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments Door works manually on its own

Photos



Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring

Recommend GFCI Receptacles

Comments No power to the garage. Recommend outlets be ground fault protected

Photos



There is no power to the garage.
Possibly wire that is cut and
capped in the basement was
leading to the garage

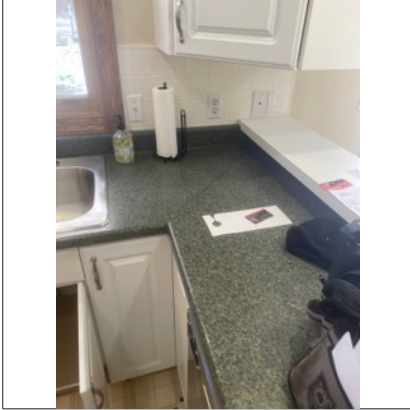
Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments Counter top has normal wear.

Photos



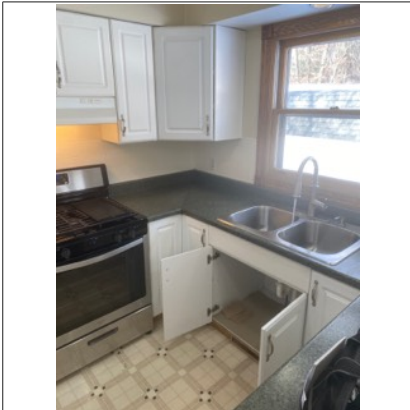
Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Cabinets have normal wear.

Recommend hinges be tightened.

Photos



Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

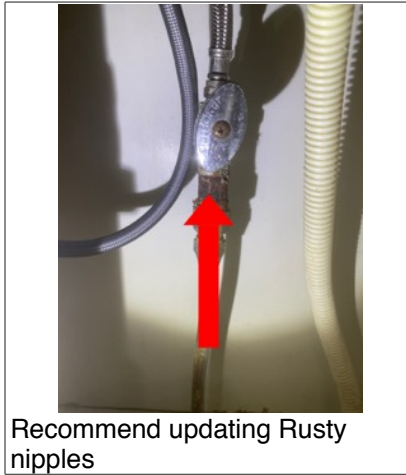
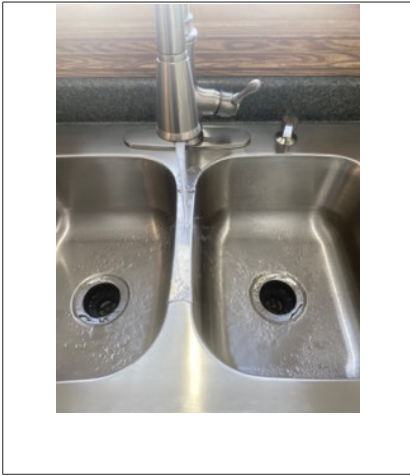
Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments Water flow was normal with several fixtures operated at the same time.

Drain lines had no visible leaks or signs of backup at the time of inspection.

Photos



Recommend updating Rusty nipples

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

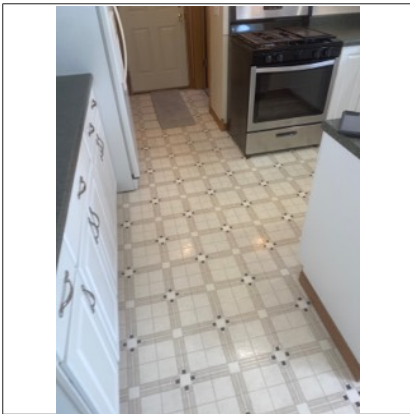
Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos



Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other : Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No

Potential Safety Hazard(s)

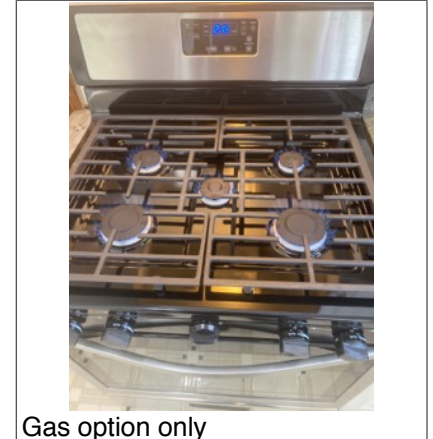
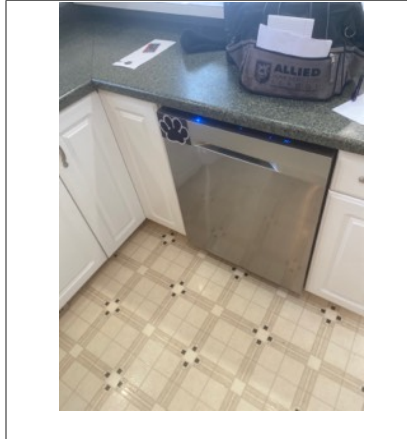
Open ground/Reverse polarity: Yes No Potential Safety Hazard

Kitchen

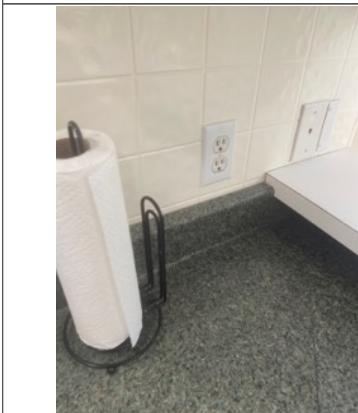
Appliances cont.

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Photos



Gas option only



Recommend outlets around the sink be ground fault protected

Laundry Room

Laundry

- Laundry sink** N/A
Faucet leaks Yes No
Pipes leak Yes No Not Visible
Cross connections Yes No Potential Safety Hazard
Heat source present Yes No
Room vented Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical Open ground/reverse polarity: Yes No Safety hazard
GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles
Appliances Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible
Comments Electric option for dryer. Recommend ground fault outlet

Photos



Main Bathroom

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
 Where:

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

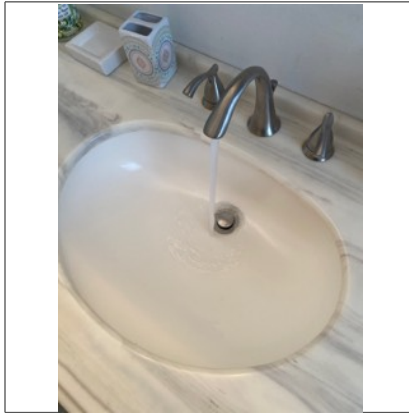
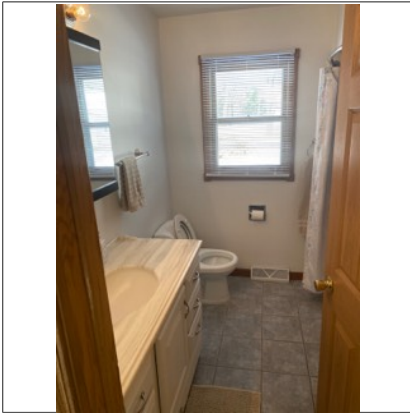
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Drain lines are functioning correctly. Great water pressure.
 Recommend caulking/grouting in shower/tub area
 Loose window lock

Photos



Guest Bathroom

Bath

Location First floor half bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
 Where:

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

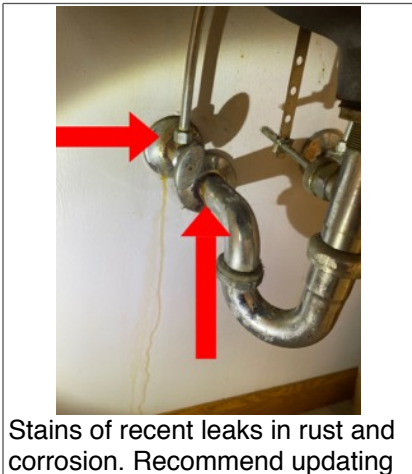
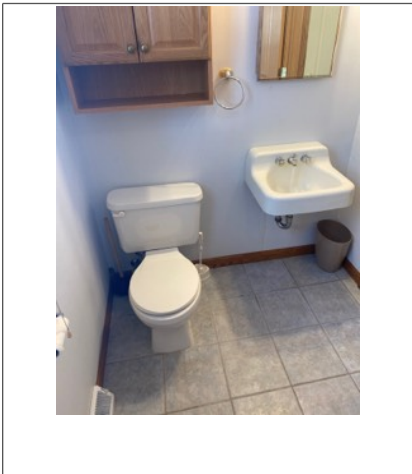
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Great water pressure. Recommend ground fault outlet. Drain lines are functioning correctly

Photos



North Bedroom

Bedroom

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

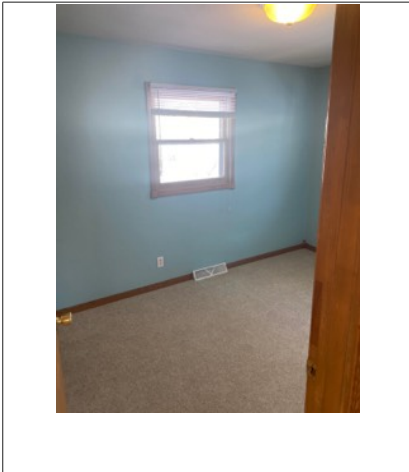
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Recommend smoke detector

Photos



Recommend reglazing exterior side of windows

East Bedroom

Bedroom

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Photos



Recommend patching areas of cracks above the entry door

South Bedroom

Bedroom

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

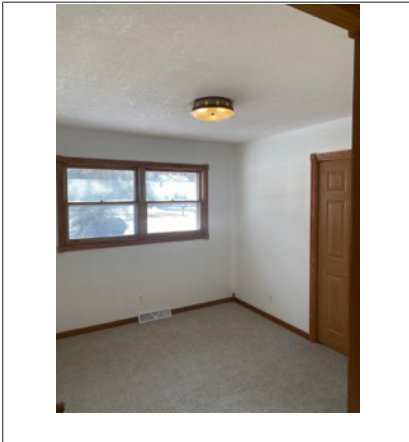
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Recommend patching stress cracks in the ceiling

Photos



Door frame is damaged

Interior

Fireplace

None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments

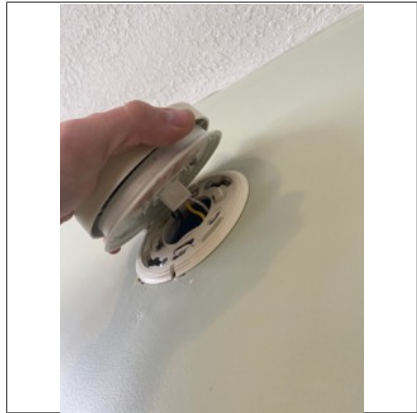
Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments Smoke detectors are hardwired. Recommend additional for North bedroom. Recommend updating due to age. Recommend carbon monoxide detector

Photos



Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: .

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Access limited by

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
 Depth: 3-4 Damaged Displaced Missing Compressed Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .

Ceiling joists Wood Metal Not Visible

Interior

Attic/Structure/Framing/Insulation cont.

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments Recommend proper weatherstripping be installed around attic access

Rafters appeared to be in overall adequate condition.

Roof sheathing, examined from the attic, showed no major defects or moisture damage.

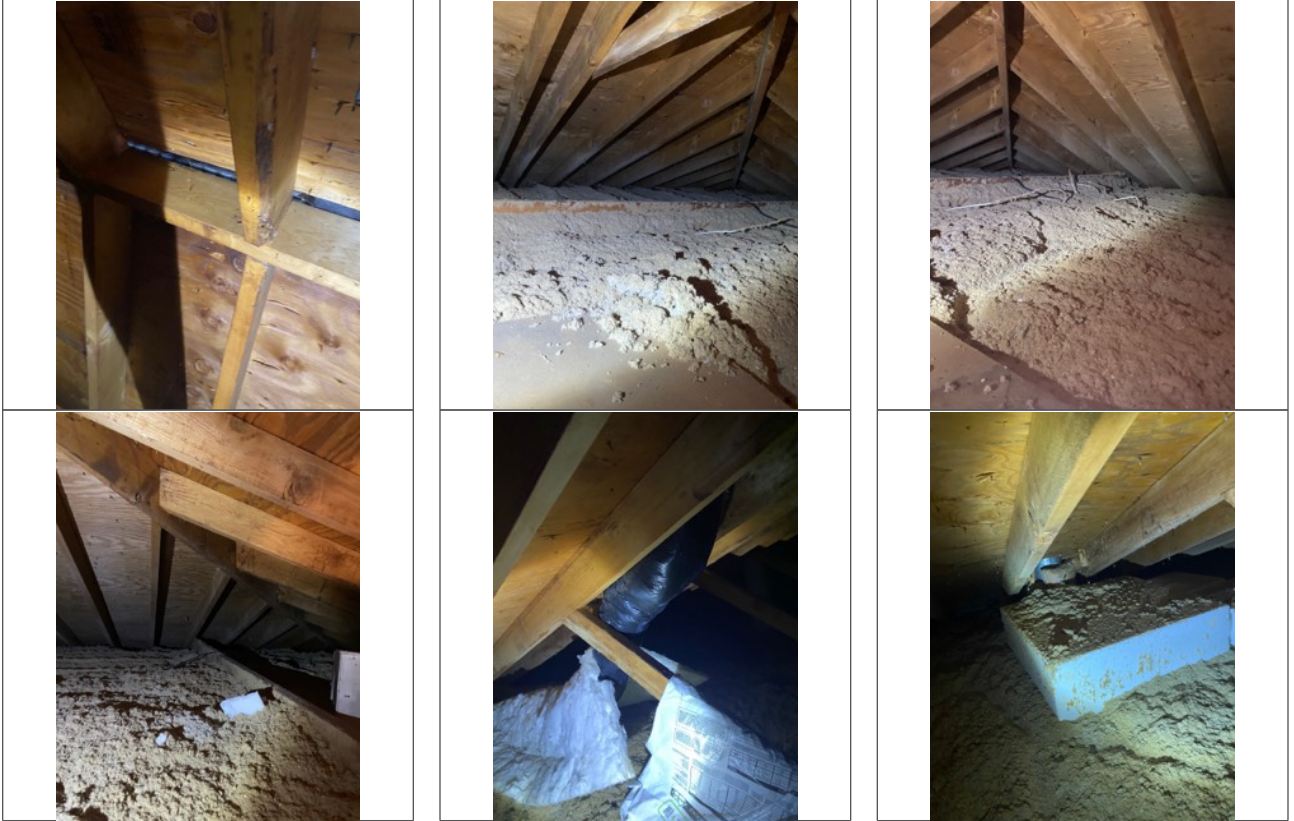
Insulation was marginal and could be upgraded.

Ventilation was marginal recommend additional ventilation be added

Bathroom exhaust fans appeared to be vented to the exterior.

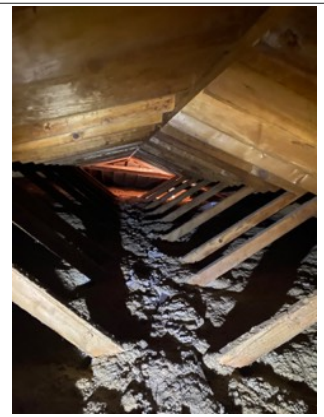
Chimney section in attic appeared to be in satisfactory condition.

Photos





Asbestos beltline. Recommend not disturbing



Basement

Stairs

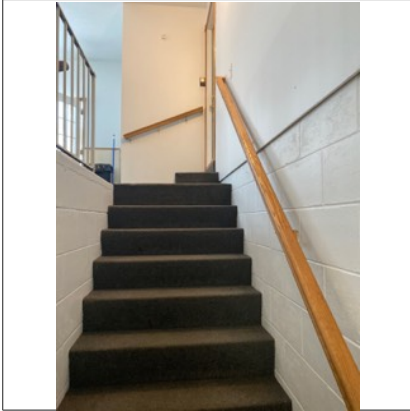
Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments Staircase is in good condition

Photos



Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

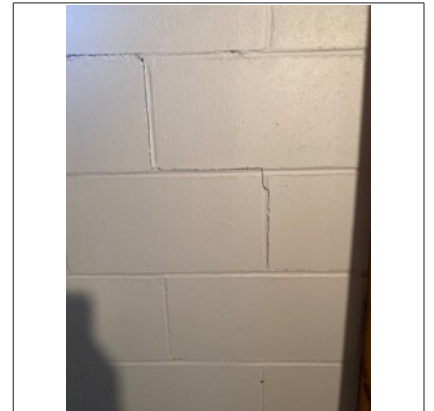
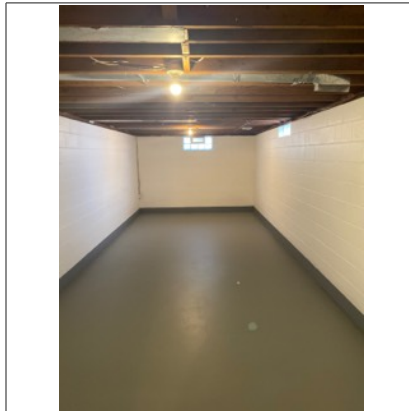
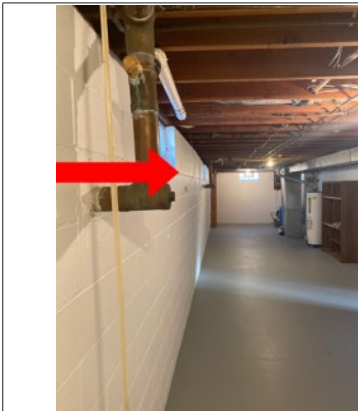
Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments Foundation is intact and properly supporting the way home. Northside foundation show signs of slight movement but still currently measure safe. Recommend averting and keeping water away from the structure to prevent future movement. Recommend a dehumidifier
 Future movement take place recommend further evaluation

Walls have been freshly painted.

Photos





Floor

Material Concrete Dirt/Gravel Not Visible Other: .
Condition Satisfactory Marginal Poor Typical cracks Not Visible
Comments Floor appeared to be in overall satisfactory condition.
 Floor had typical cracks.

Photos



Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested
Floor drains Yes Not Visible Drains not tested
Comments No active seepage visible at the time of the inspection.

Photos



If water table rises, recommend installing sump pump

Girders/Beams

Condition Not Visible Satisfactory Marginal Poor Stained/Rusted

Basement

Girders/Beams cont.

Material Steel Wood Concrete LVL Not Visible
Comments Main supports are in tact and properly supporting the structure
Photos

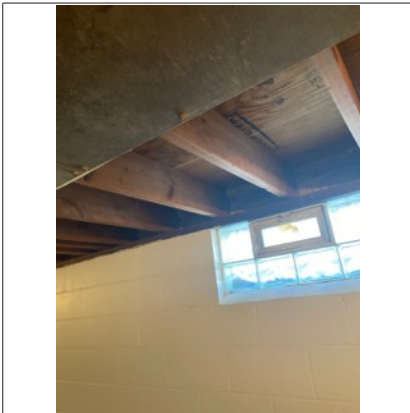


Columns

Condition Not Visible Satisfactory Marginal Poor Stained/Rusted
Material Steel Wood Concrete Block Not Visible
Comments

Joists

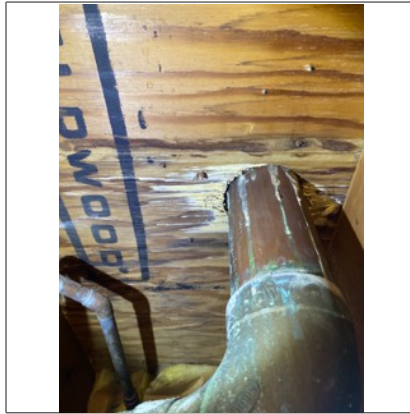
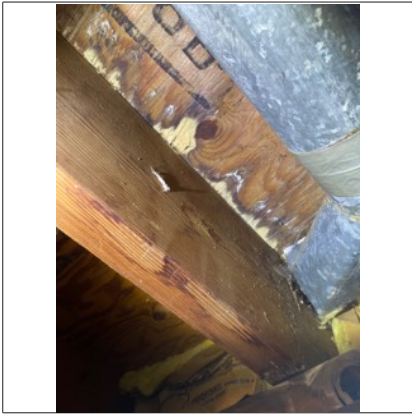
Condition Not Visible Satisfactory Marginal Poor
Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/altered joists
Comments Joists are in tact
Photos



Subfloor

Condition Not Visible Satisfactory Marginal Poor Indication of moisture stains/rotting
Comments Dry stains and growth underneath the bathroom. Recommend repair

Photos



Plumbing

Water service

Main shut-off location In the basement

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type: Metal strapping
 Plastic strapping

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

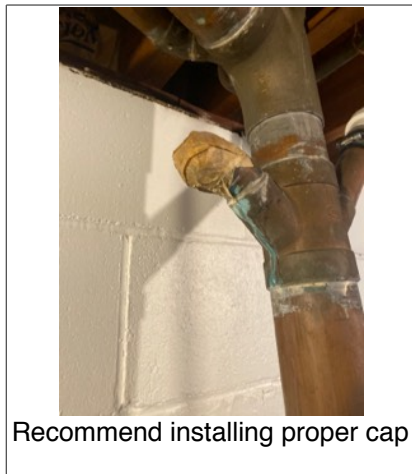
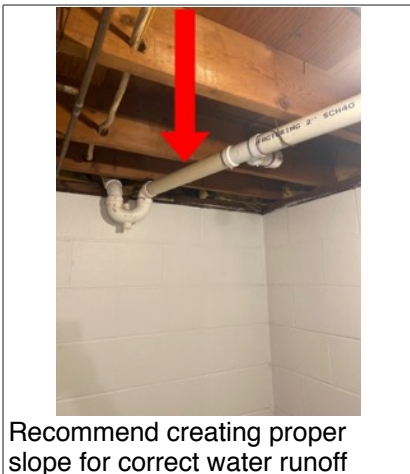
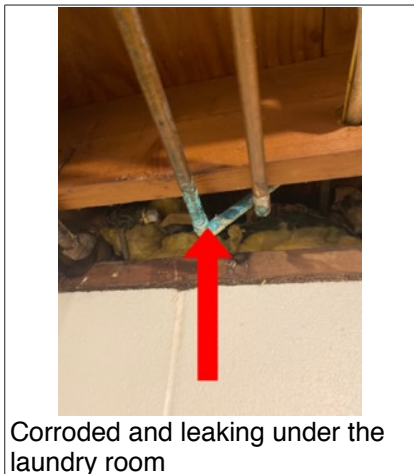
Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments Water pressure in the home was overall good. Drain lines are functioning correctly at the time of the inspection. Recommend repair to areas of rust and corrosion. Recommend creating proper slope for drain lines.

Photos





Negative slope in the drain line



Recommend monitoring or updating Rusted plumbing underneath the bathroom



Recommend updating rusted nipples



Main water shut off valve



Cracked basement window

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments Gas meter on exterior of home.

Well pump

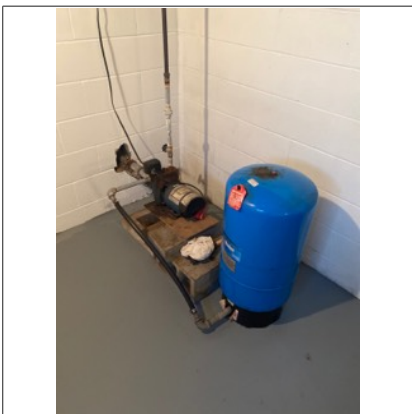
N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments Well pump is functioning at the time of the inspection. Recommend completing Well And Septic evaluation for further information

Photos



Plumbing

Water heater #1

N/A

General Brand Name:Whirlpool
 Serial #:
 Capacity:40
 Approx. age:2006

Type Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

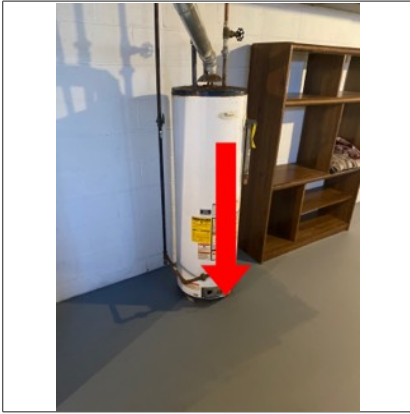
Relief valve Yes No Extension proper: Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal **Poor**

Comments Water heater is functioning but the tank is heavily rusted and damaged. Recommend updating soon

Photos



Heating System

Heating system

Unit #1 Brand name: Rheem
 Approx. age: 2006
 Unknown Model #: Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested

CO test Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve: Yes
 No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

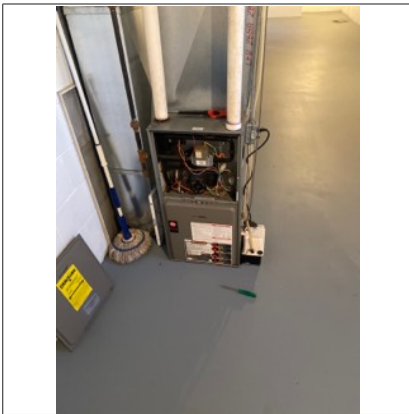
Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to Exterior temperature Other: .

Comments Furnace was in normal working order at the time of the inspection.
 Heat exchanger had limited visibility due to its high-efficiency design.
 Recommend having ductwork cleaned.
 Filter should be changed monthly.
 Carbon monoxide tested. 17 ppm
 Furnace is rated at 92% efficient

Photos





Condensation is dripping from the vent line. Recommend repair in resealing around this joint

Electric/Cooling System

Main panel

Location Exterior wall
Basement

Condition Satisfactory Poor

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Adequate Clearance to Panel Yes No

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
Reason:

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Comments
Panel size appeared to be compatible to service size.
Panel was full and may need to be upgraded for future needs.
Handy man wiring present - recommend a licensed electrician evaluate, repair and replace as necessary.
No signs of overheating were evident at the time of the inspection.
Recommend panel be properly labeled

Photos



Recommend removing wire that is no longer used. Double tapped into pre-existing breaker

Living Room

Living Room

Location First floor

Type LIVING ROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments No current visible issues

Photos



Dining Room

Dining Room

Location First floor

Type DINING ROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable

Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass

Broken/Missing hardware

Comments No current visible issues

Photos

