



Great Lakes

Home Inspectors

August 28th 2018, 1:00 pm

**Inspection performed by:
Zac Benkert/Dan Porath**

General Information

BUILDING ADDRESS: 1234 Example
CITY: Sampleville
STATE: Michigan
ZIP CODE: 12345
INSPECTION DESCRIPTION: Whole home and attached garage.

Heavy rain for several hours prior to inspection.

75 degrees F

SQUARE FOOTAGE: 1334

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

No

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

SHED / OUTBUILDINGS

Satisfactory

Notes:

Back yard shed, not inspected.

CARPORT

Fair

Notes:

Inspected, 2 car garage, attached.

ROOF

ROOF TYPE

Gable

Notes:

Roof was walked during inspection.

General photo of roof below.

4/12 pitch.

Pictures:



ROOF MATERIAL

Asphalt Shingles

Notes:

Appeared to be only one layer of shingles.

SHINGLES MISSING / DAMAGED?

Fair

Notes:

Minor damage to some shingles.

Caulk around the base of furnace vent penetration. Potential leak.

Missing nails at the corners of base flashing.

Soft spot on Northwest corner of roof, one foot from ridge vent and four feet from gable end. Appears to be from OSB patch in the plywood sheathing.

Exposed nail heads at the base of chimney. Potential leak.

Recommend further evaluation by qualified roofing contractor for all documented issues.

Pictures:





ROOF INSTALLATION

Satisfactory

Notes:

CHIMNEY

Satisfactory

Notes:

Inspected, caulk in place of base flashing. Potential leak. Recommend further evaluation by qualified roofing contractor.

Pictures:



FLASHING

Fair

Notes:

Inspected, in good condition.

GUTTERS AND DRAINAGE

Fair

Notes:

Gutters were in good condition around the entire perimeter of the roof. Would recommend downspot extensions five foot from base of house to prevent moisture penetration into basement as well as prevent foundation issues.

Pictures:



MILDEW PRESENT ON ROOF?

A small amount

Notes:

Very minor amount on Southeast corner of roof due to shade from tree, would recommend having tree trimmed.

EXTERIOR

SIDING MATERIAL

Metal

Notes:

Aluminum siding with partial brick veneer on the face of house.

Pictures:



SIDING CONDITION

Fair

Notes:

Owner stated that brick veneer was beginning to pull away from the house.

Corrective repairs have been made per the home owner.

Mortar patch holes visible where lag screws were used for repair.

Recommend further review by qualified mason.

Pictures:



FLASHING

N/A

Notes:

There does not appear to be any flashing in place to re-direct water from travelling down the siding and behind the brick veneer. It does appear that caulk has been used in place of flashing, but caulk bead does not appear to be water tight. Recommend further evaluation by a qualified carpenter.

Pictures:



EAVES

Satisfactory

Notes:

Inspected, in good condition.

FASCIA

Satisfactory

Notes:

Inspected, in good condition.

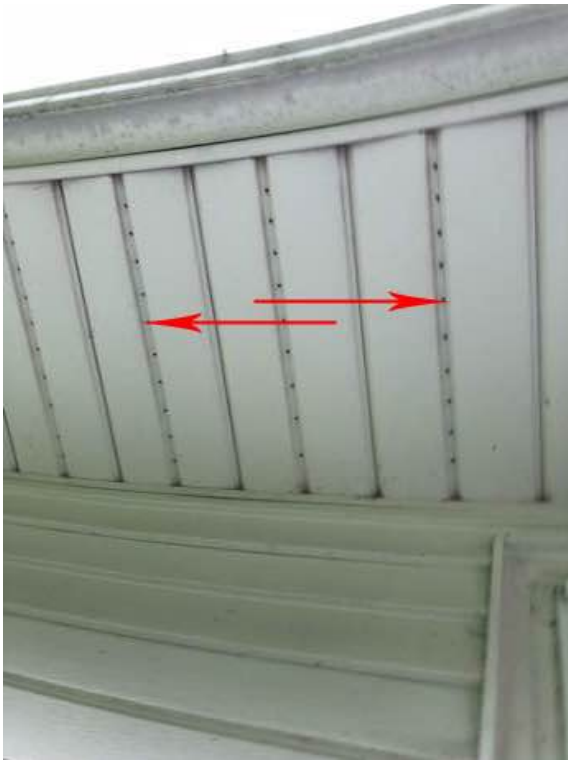
SOFFITS

Satisfactory

Notes:

Soffit is vented to allow proper ventilation into attic and out of ridge vent.

Pictures:



TRIM

Satisfactory

Notes:

Inspected, in good condition.

EXTERIOR DOORS

Satisfactory

Notes:

Inspected, in good condition.

DECKS

Satisfactory

Notes:

Deck appears to be solidly constructed and in good condition. Composite deck boards were used which should add significant longevity to the lifespan of the deck.

Pictures:



STOOP / PORCH

Satisfactory

Notes:

Inspected, in good condition.

PATIO

Satisfactory

Notes:

Inspected, in good condition.

STEPS

Satisfactory

Notes:

Inspected, in good condition.

LANDSCAPE

VEGETATION

Fair

Notes:

Vegetation was well kept, however would recommend at least 12" of clearance between vegetation and the side of the house.

Pictures:



GRADING

Satisfactory

Notes:

All grading was positive, in that it directs water away from the house.

SURFACE DRAINAGE

Satisfactory

Notes:

WALKWAYS

Satisfactory

Notes:

Inspected, in good condition.

GARAGE

DRIVEWAY

Satisfactory

Notes:

Concrete, in good condition.

GARAGE DOOR

Satisfactory

Notes:

Automatic garage door. In good operating condition.

GARAGE DOOR OPENER

Satisfactory

Notes:

Inspected, in operable condition.

EXTERIOR DOORS

Satisfactory

Notes:

Inspected, in good condition.

ATTIC

ROOF SHEATHING

Fair

Notes:

Plywood sheathing, in good condition. Several evident repairs have been made where plywood was cut out and replaced with OSB.

Pictures:



FRAMEWORK

Satisfactory

Notes:

Truss construction. All visible elements were satisfactory. Bottom web members were covered with insulation and not visible.

VENTILATION

Fair

Notes:

Vented soffit and continuous ridge vent in place.

Bathroom exhaust fan vent terminates in the attic. This is a potential moisture causing issue. Vent should terminate outside of the attic. Recommend qualified roofer for correction.

Pictures:



INSULATION

Fair

Notes:

There is 6 to 10 inches of blown in cellulose insulation in the attic. Would recommend adding an additional 5 to 8 inches of blown in cellulose to maximize energy savings potential.

ACCESS

Fair

Notes:

Hatch in garage. Would recommend installing a solid fire barrier access cover for further fire safety.

CHIMNEY AREA

Satisfactory

Notes:

Inspected, no apparent leaks.

MILDEW PRESENT IN ATTIC?

No

Notes:

SIGNS OF PESTS IN ATTIC?

No

Notes:

BATHROOM 1

DOORS

Satisfactory

Notes:

Inspected, in good condition.

FLOORING

Satisfactory

Notes:

In good condition.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

CEILING

Satisfactory

Notes:

Drywall, in good condition.

COUNTERS

Satisfactory

Notes:

In good condition.

SINKS

Satisfactory

Notes:

Faucet and drain stop functioned correctly.

Pictures:



BATHTUB / SHOWER

Satisfactory

Notes:

Fiberglass insert, in good condition.

Pictures:



TOILET

Satisfactory

Notes:

Inspected, operational.

OUTLETS

Satisfactory

Notes:

GFCI was in place and appears to be functioning correctly.

LIGHTING

Satisfactory

Notes:

Inspected, in good condition.

VENTING

Poor

Notes:

Vent is functioning but terminates in attic.

BATHROOM 2

DOORS

Satisfactory

Notes:

Inspected, in good condition.

FLOORING

Satisfactory

Notes:

In good condition.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

CEILING

Satisfactory

Notes:

Drywall, in good condition.

COUNTERS

Satisfactory

Notes:

In good condition.

SINKS

N/A

Notes:

Faucet and drain stop appeared to be functioning properly.

Pictures:



BATHTUB / SHOWER

Satisfactory

Notes:

Inspected, in good condition.

TOILET

Satisfactory

Notes:

Inspected, operational.

OUTLETS

Satisfactory

Notes:

GFCI in place and appears to be functioning properly.

LIGHTING

Satisfactory

Notes:

Inspected, operational.

VENTING

Poor

Notes:

Vent terminates in attic. Same issue as bathroom 1.

BEDROOM 1

DOORS

Satisfactory

Notes:

Inspected, in good condition.

FLOORING

Satisfactory

Notes:

In good condition.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

CEILINGS

Satisfactory

Notes:

Drywall, in good condition.

CLOSETS

N/A

Notes:

Walk in cedar lined closet with laundry chute. Proper lighting installed. Recommend fire barrier be installed on chute between main floor and basement.

Pictures:



OUTLETS

Satisfactory

Notes:

Inspected, in good condition.

LIGHTING

Satisfactory

Notes:

Inspected, in good condition.

CEILING FANS

Satisfactory

Notes:

Inspected, operational.

BEDROOM 2

DOORS

Satisfactory

Notes:

Inspected, in good condition.

FLOORING

Satisfactory

Notes:

In good condition.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

CEILINGS

Satisfactory

Notes:

Several nail pops noticed in ceiling near closet. Cosmetic issue only.
Recommend qualified carpenter or handyman if correction is desired.

Pictures:



CLOSETS

Satisfactory

Notes:

Inspected.

OUTLETS

Satisfactory

Notes:

Inspected, in good condition.

LIGHTING

Satisfactory

Notes:

Inspected, in good condition.

CEILING FANS

Satisfactory

Notes:

Inspected, operational.

BEDROOM 3

DOORS

Satisfactory

Notes:

Inspected, operational.

FLOORING

Satisfactory

Notes:

In good condition.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

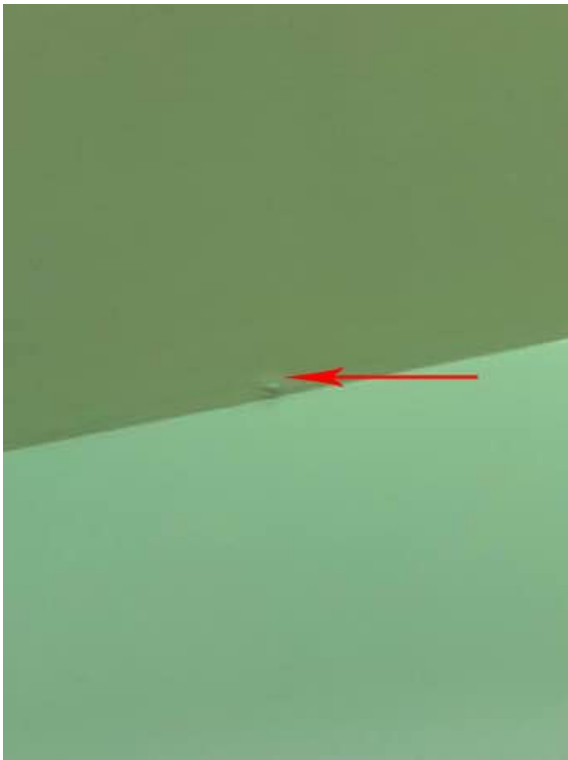
CEILINGS

Satisfactory

Notes:

Several nail pops noticed in ceiling near West wall. Same recommendation as with nail pops mentioned in bedroom 2.

Pictures:



CLOSETS

Satisfactory

Notes:

Inspected.

OUTLETS

Satisfactory

Notes:

Inspected, in good condition.

LIGHTING

Satisfactory

Notes:

Inspected, in good condition.

CEILING FANS

Satisfactory

Notes:

Inspected, in good condition.

LIVING AREA

DOORS

Satisfactory

Notes:

Inspected, in good condition.

FLOORING

Satisfactory

Notes:

In good condition.

STAIRWAYS

Satisfactory

Notes:

Inspected, in good condition. Handrails in place.

WALLS

Satisfactory

Notes:

Drywall, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

CEILING

Satisfactory

Notes:

Inspected, in good condition.

OUTLETS

Satisfactory

Notes:

Inspected, in good condition. All outlets appeared to be properly grounded.

LIGHTING

Satisfactory

Notes:

Inspected, functioning and in good condition.

CEILING FANS

Satisfactory

Notes:

Inspected, functioning and in good condition.

FIREPLACE

Satisfactory

Notes:

Gas log fireplace, functioning and in good condition. Flue appeared to function properly.

Would recommend removing carpet remnant/runner from the hearth for safety. Potential fire hazard.

Pictures:



KITCHEN

FLOORING

Fair

Notes:

Wood flooring, in good condition.

WALLS

Satisfactory

Notes:

Drywall. Inspected, in good condition.

WINDOWS

Satisfactory

Notes:

Inspected, in good condition.

CEILING

Satisfactory

Notes:

Drywall. Inspected, in good condition.

COUNTERTOPS

Satisfactory

Notes:

Laminate. Inspected, in good condition.

Pictures:



CABINETS

Fair

Notes:

Inspected, in good condition.

PANTRY

Satisfactory

Notes:

Inspected, in good condition.

SINK / GARBAGE DISPOSAL

Satisfactory

Notes:

Inspected, operational.

DISHWASHER

Satisfactory

Notes:

Inspected. In good condition, operational.

STOVE / OVEN

Satisfactory

Notes:

Inspected. Operational. Electric range.

EXHAUST HOOD

Satisfactory

Notes:

Inspected. Operational. Fan does not exhaust to outside of house.

REFRIGERATOR

Satisfactory

Notes:

Inspected, operational.

OUTLETS

Fair

Notes:

Inspected. Outlets were grounded but were not GFCI near sink. Potential shock hazard. Recommend further evaluation by licensed electrician.

Pictures:



FOUNDATION

FOUNDATION MATERIAL

Poured Concrete

Notes:

Inspected, in good condition.

SLAB

Satisfactory

Notes:

All visible areas inspected. In good condition.

WALLS

Fair

Notes:

Inspected, in good condition.

DRAINAGE

Satisfactory

Notes:

No apparent drainage issues.

SUMP PUMP & PIT

Satisfactory

Notes:

Sump and backup sump in crock. Battery backup system is installed to run pumps during power outage.

Pictures:



VENTILATION

Satisfactory

Notes:

Full basement under house. Windows are adequate for ventilation if necessary. However no egress window is installed for emergency escape.

OUTLETS

Fair

Notes:

Outlet near sump is not GFCI protected. Potential shock hazard. Recommend further evaluation by licensed electrician.

Pictures:



MILDEW PRESENT AT FOUNDATION?

No

Notes:

PLUMBING

WATER SUPPLY PRESSURE

Satisfactory

Notes:

WATER SUPPLY PIPING SIZE

Satisfactory

Notes:

Mixture of PVC and copper plumbing. All visible elements inspected and in good condition.

MAIN SHUTOFF VALVE

Satisfactory

Notes:

Located on East wall of basement West end.

Pictures:



SINK / TOILET SHUTOFF VALVES

Satisfactory

Notes:

Inspected. Operational on all units.

PRESSURE AT FAUCETS

Satisfactory

Notes:

DRAINAGE

Satisfactory

Notes:

SEWER / SEPTIC

Satisfactory

Notes:

Public sewer.

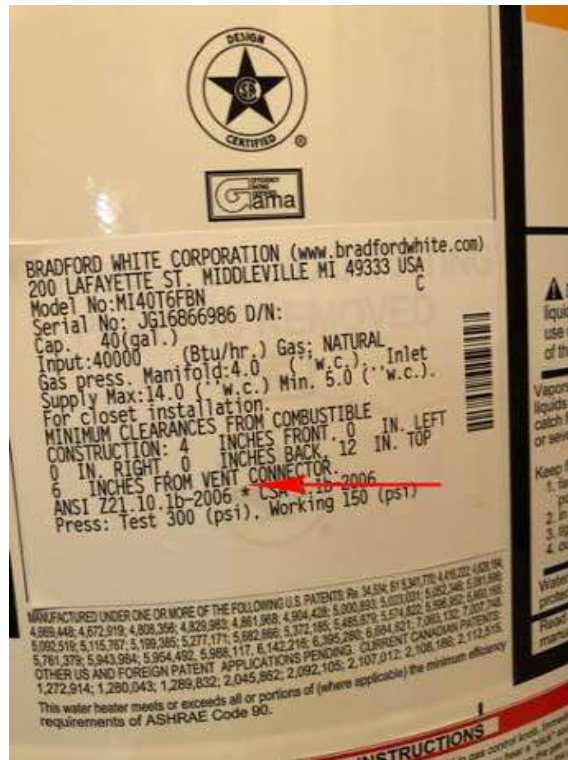
WATER HEATER

Satisfactory

Notes:

Inspected. Venting system appears to have adequate clearance from combustibles. Date of manufacture of unit post 2006.

Pictures:



VENT SYSTEM

Satisfactory

Notes:

Inspected. Operable and functioning properly.

ELECTRICAL

SERVICE DROP / LATERAL

Satisfactory

Notes:

Lateral is run under ground and enters attached garage on South East corner.

Pictures:



CONDUCTORS

Satisfactory

Notes:

Non metallic sheathed cable (Romex). All visible wiring inspected and in good condition.

OVERCURRENT PROTECTION

Satisfactory

Notes:

Circuit breakers inspected and appear to be operational.

RECEPTACLES

Satisfactory

Notes:

Inspected, in good condition.

AMP RATING

100 Amps

Notes:

Pictures:



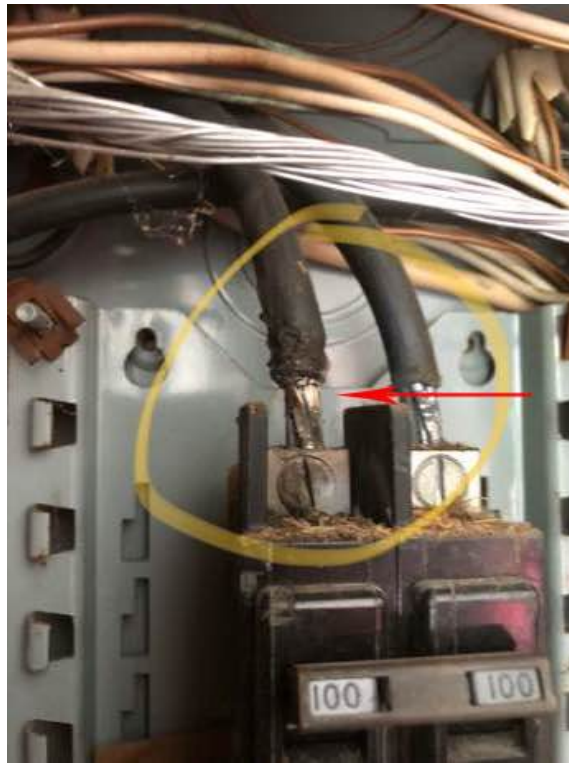
MAIN DISCONNECT

Fair

Notes:

Noticed arcing on service wiring into the main disconnect. Potential fire hazard. Recommend further analysis by licensed electrician.

Pictures:



WIRING METHOD

Non-Metallic Sheathed Cable

Notes:

All visible elements inspected and in good condition.

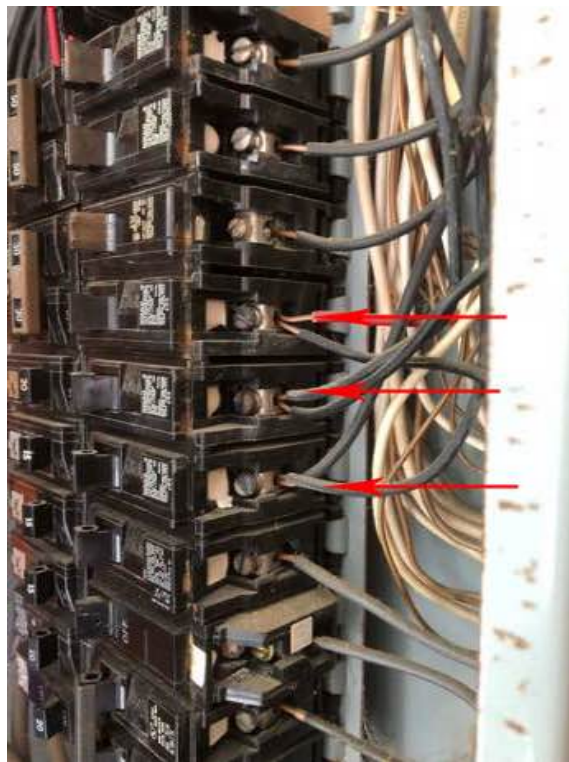
CIRCUIT PANEL

Fair

Notes:

Inspected. In Fair condition, however several double taps were noted on circuit breakers. Potential for loose wires and arcing resulting in fire. Circuit breaker is not intended to hold more than one conductor.

Pictures:



HEATING SYSTEM

Forced Air

Notes:

Inspected. Operational.

ENERGY SOURCE

Natural Gas

Notes:

HEATING & COOLING

VENTING / CHIMNEY

Satisfactory

Notes:

Inspected, all visible elements in good condition.

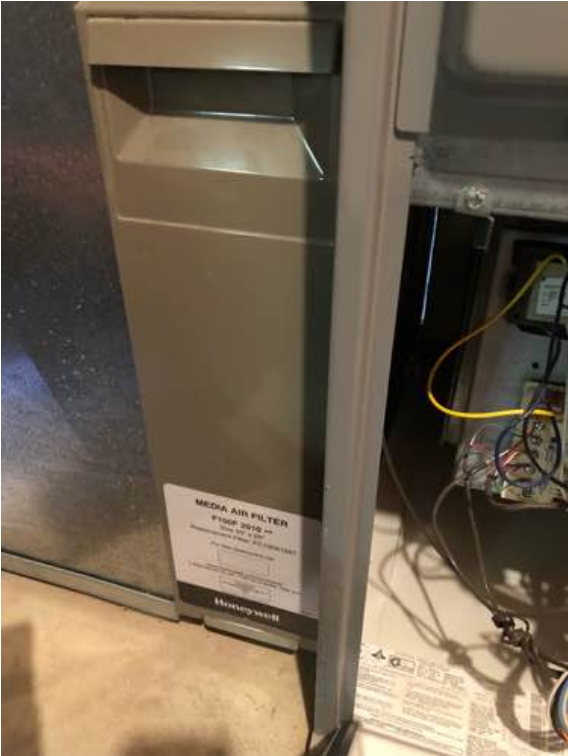
HEATING SYSTEM OPERATION

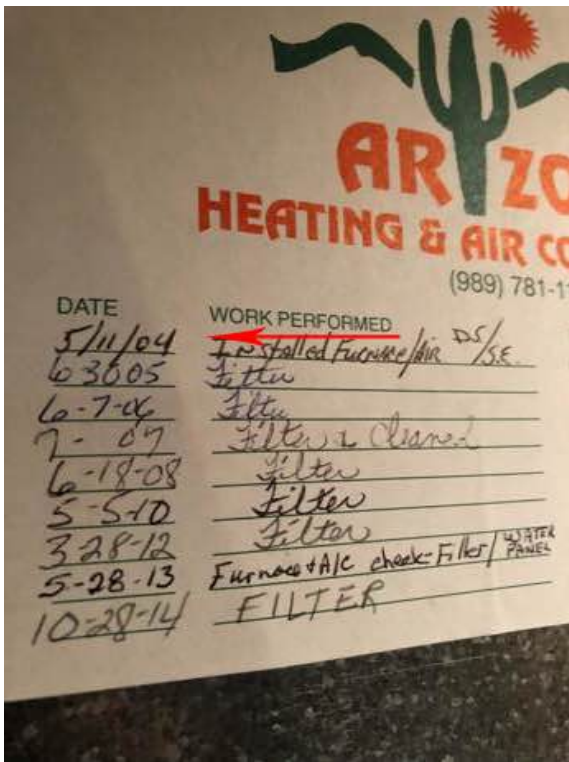
Satisfactory

Notes:

Furnace was inspected and in operational condition. Installation date of 2004 per service tag on unit.

Pictures:





DUCTWORK / PIPING

Satisfactory

Notes:

Inspected. All visible elements in good condition.

COOLING SYSTEM

Satisfactory

Notes:

Inspected. Operational.

Pictures:



COOLING SYSTEM OPERATION

Satisfactory

Notes:

Inspected. Operational. 20 amp service.

Pictures:



THERMOSTAT

Satisfactory

Notes:

Inspected, operational.

AIR FILTER(S)

Satisfactory

Notes:

Air filter located on West side of furnace. Recommend checking condition of filter every several months and replacing filter according to manufacturer's recommendation.

Pictures:



SMOKE ALARM(S)

Satisfactory

Notes:

Alarm was installed, in apparently good condition, but not tested.

Recommend installing smoke alarms in all bedrooms.

Pictures:



CARBON MONOXIDE ALARM(S)

Satisfactory

Notes:

Inspected, but not tested. Appeared to be operational. Would recommend installing another unit on main level bedroom hallway.

Pictures:



ADDITIONAL DETAILS

EXTERNAL ELECTRICAL OUTLET

Fair

Notes:

External outlet on back side of house was operational and grounded, but nit GFCI protected. Potential shock hazard. Recommend further evaluation by a licensed electrician.

Pictures:



OPEN ELECTRICAL JUNCTION BOXES

Fair

Notes:

Several open electrical junction boxes were noted in basement. Potential safety issue having exposed live wires. Recommend installing appropriate covering.

Pictures:



FLOOR JOIST HANGERS

Fair

Notes:

Several joist hangers did not have all nail holes utilized. Could potentially result in shifting of floor. Recommend a qualified carpenter or handyman to replace nails.

Pictures:



OLD POTENTIALLY CORRECTED TOILET WAX RING LEAK.

Fair

Notes:

Staining from a past wax ring leak on toilet noticed on floor joist under master bath. Recommended asking current owner if this has been repaired. Stain was dry at the time of inspection.

Pictures:



BASEMENT UTILITY SINK

Fair

Notes:

Potential cross contamination issue. Hoses on faucet should not extend into the wash basin portion of the sink. Recommend trimming or removing hoses.

Pictures:



DISHWASHER DISCHARGE LINE

Fair

Notes:

Dishwasher discharge line should have a high loop installed to help prevent backflow into the dishwasher itself. Potential for bacterial contamination. Recommend review by licensed plumber.

Pictures:



SUMMARY: