

# Great Lakes Home Inspectors



# Great Lakes

## Home Inspectors

**September 6th 2018, 1:45 pm**

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

### General Information

**BUILDING ADDRESS:** 1234 Sample St  
**CITY:** Saginaw  
**STATE:** MI  
**ZIP CODE:** 48601  
**INSPECTION DESCRIPTION:** Ranch-style house with 2-car attached garage  
  
Weather was 70 degrees F and cloudy  
**SQUARE FOOTAGE:** 1556 square feet

**Picture:**



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

Yes

**Is the client present for the inspection?**

Yes

**Is the real estate agent present for the inspection?**

No

# EXTERNAL AMENITIES

## SHED / OUTBUILDINGS

N/A

Notes:

Pole barn - not inspected

# ROOF

## ROOF TYPE

Hip

Notes:

Hip style roof with the living room addition gable style

## ROOF MATERIAL

Asphalt Shingles

Notes:

## SHINGLES MISSING / DAMAGED?

Satisfactory

Notes:

No damage was noted on the roof.

## ROOF INSTALLATION

Satisfactory

Notes:

Hip style portion of the house is a 4/12 pitch

Gable style portion of the house is a 6/12 pitch

## CHIMNEY

Fair

Notes:

Chimney crown appears to have cracked and was repaired with caulk. No leaks were present at the time of the inspection.

Chimney has a cable that is run down through it. Consider adding mesh to the opening to keep pests out in the future.

Chimney cap is rusty and passed its predicted life.

Pictures:





## **FLASHING**

Satisfactory

Notes:

Flashing was installed on the chimney with reglets cut in. This provides optimal moisture protection.

Pictures:



## **GUTTERS AND DRAINAGE**

Satisfactory

Notes:

Seamless gutters have been installed around the house with downspouts.

## **SKYLIGHTS / ROOF PENETRATIONS**

Satisfactory

Notes:

No skylights, other roof penetrations were inspected and in good condition.

## **MILDEW PRESENT ON ROOF?**

No

Notes:

## **EXTERIOR**

### **SIDING MATERIAL**

Brick

Notes:

House is constructed primarily with brick. Living room addition was constructed with a stone exterior.

## **SIDING CONDITION**

Satisfactory

Notes:

Vertical cracks in the brick above the west window of the garage. Vertical cracks are typically only a cosmetic issue. Continue to monitor.

Pictures:



## **FLASHING**

Satisfactory

Notes:

## **EAVES**

Satisfactory

Notes:

## **FASCIA**

Satisfactory

Notes:

## **SOFFITS**

Satisfactory

Notes:

Continuous vented soffit.

## **TRIM**

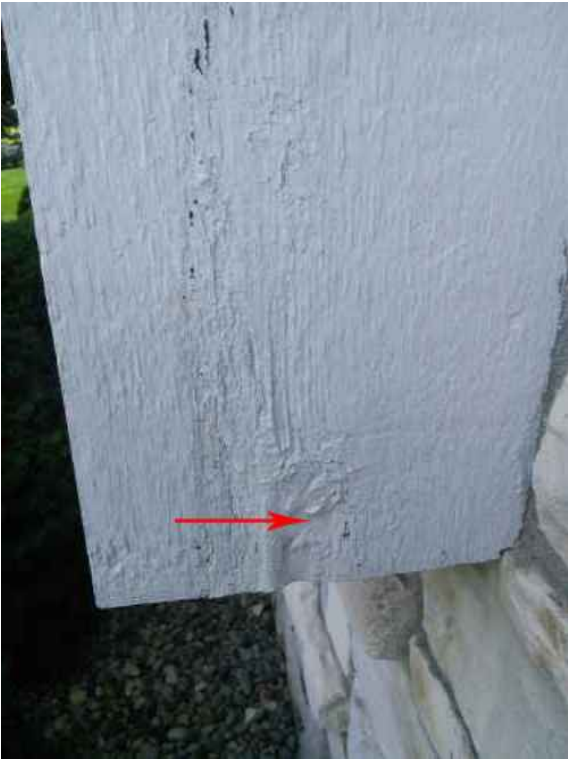
Poor

Notes:

Several areas of the wood trim around the front living room windows are soft and potentially rotted. Recommend further evaluation by a qualified carpenter.

There is a small gap between the trim work above the garage door. This can lead to potential moisture or pest issues. Recommend further evaluation by a qualified carpenter.

Pictures:



**EXTERIOR DOORS**  
Fair



Notes:

Spalling of the bricks at the base of the door to the rear of the garage.  
This is caused by moisture issues, recommend further monitoring.

Pictures:



## **STOOP / PORCH**

Satisfactory

Notes:

## **PATIO**

Satisfactory

Notes:

## **LANDSCAPE**

### **VEGETATION**

Satisfactory

Notes:

## **GRADING**

Satisfactory

Notes:

Grading around the house appears to be sloped away from the foundation.

## **SURFACE DRAINAGE**

Satisfactory

Notes:

All downspouts are at least 5 feet away from the foundation in underground drainage.

## **WALKWAYS**

Satisfactory

Notes:

# **GARAGE**

## **DRIVEWAY**

Satisfactory

Notes:

Concrete driveway.

## **GARAGE DOOR**

Fair

Notes:

No safety sensors are present for either garage door. Recommend installing sensors for additional safety.

## **GARAGE DOOR OPENER**

Satisfactory

Notes:

## **EXTERIOR DOORS**

Fair

Notes:

Cracking of the west man door threshold. Continue to monitor.

Pictures:



## ATTIC

### ROOF SHEATHING

Satisfactory

Notes:

OSB sheathing.

### FRAMEWORK

Satisfactory

Notes:

Primarily rafter construction with the living room addition being truss construction.

### VENTILATION

Satisfactory

Notes:

Continuous ridge vent with continuous vented soffit.

Pictures:



## **INSULATION**

Fair

Notes:

Main part of the house has roll-in fiberglass insulation at approximately R-20. Recommend a minimum value of R-38 for optimal heat efficiency. Living room addition has blown-in cellulose.

## **ACCESS**

Fair

Notes:

Attic access is in the garage with a pull-down ladder. Bottom half of the ladder is missing, recommend further evaluation by a qualified carpenter.

Pictures:



## **CHIMNEY AREA**

Satisfactory

Notes:

## **MILDEW PRESENT IN ATTIC?**

No

Notes:

## **SIGNS OF PESTS IN ATTIC?**

No

Notes:

## **BATHROOM 1**

### **DOORS**

Satisfactory

Notes:

## FLOORING

Poor

Notes:

The half bath in the garage is currently under constuction.

## WALLS

Satisfactory

Notes:

## WINDOWS

Fair

Notes:

"Dark staining substance" appears to be present. Continue to monitor window for potential moisture issues.

Pictures:



## CEILING

Satisfactory

Notes:

## **COUNTERS**

N/A

Notes:

Bathroom is currently under construction, no vanity is installed.

## **SINKS**

N/A

Notes:

Bathroom is currently under construction, no sink is installed. Consider adding GFCI circuits around the sink once it is installed.

## **TOILET**

N/A

Notes:

Bathroom is currently under construction, no toilet is installed.

## **OUTLETS**

Satisfactory

Notes:

## **LIGHTING**

N/A

Notes:

Bathroom is currently under construction, no lighting is installed.

## **BATHROOM 2**

### **DOORS**

Satisfactory

Notes:

### **FLOORING**

Satisfactory

Notes:

## **WALLS**

Satisfactory

Notes:

## **WINDOWS**

Satisfactory

Notes:

## **CEILING**

Satisfactory

Notes:

## **COUNTERS**

Satisfactory

Notes:

## **SINKS**

Satisfactory

Notes:

Sink stoppers are pressed down to fill the sink.

## **BATHTUB / SHOWER**

Fair

Notes:

Gaps in the grout where it meets the bathtub. This is a potential moisture issue. Recommend adding caulk to prevent moisture issues.

Tub water-stopper will not lock in the down position to allow the tub to fill. Recommend further evaluation by a licensed plumber.

Pictures:





## **TOILET**

Satisfactory

Notes:

## **OUTLETS**

Satisfactory

Notes:

All outlets are ran to a GFCI outlet. The reset is on the east wall.

## **LIGHTING**

Satisfactory

Notes:

## **VENTING**

Fair

Notes:

Ceiling mounted vent fan is present. The fan terminates in the attic, this is a potential moisture issue. Recommend a qualified roofer to route the fan exhaust above the attic.

## **BEDROOM 1**

### **DOORS**

Satisfactory

Notes:

### **FLOORING**

Satisfactory

Notes:

### **WALLS**

Satisfactory

Notes:

### **WINDOWS**

Satisfactory

Notes:

### **CEILINGS**

Satisfactory

Notes:

### **CLOSETS**

Fair

Notes:

Exposed incandescent lighting is present in the closet. This can be a fire hazard if flammables come in contact with the bulb. Recommend changing to a low profile i.e. fluorescent light to avoid potential fire hazards.

Pictures:



**OUTLETS**

Satisfactory

Notes:

**LIGHTING**

Satisfactory

Notes:

**CEILING FANS**

Satisfactory

Notes:

## **BEDROOM 2**

### **DOORS**

Satisfactory

Notes:

### **FLOORING**

Satisfactory

Notes:

### **WALLS**

Satisfactory

Notes:

### **WINDOWS**

Satisfactory

Notes:

### **CEILINGS**

Poor

Notes:

Delamination of the ceiling is occurring from a possible moisture issue. No moisture was present at the time of the inspection.

Pictures:



## **CLOSETS**

Fair

Notes:

Exposed incandescent lighting is present in the closet. This can be a fire hazard if flammables come in contact with the bulb. Recommend changing to a low profile i.e. fluorescent light to avoid potential fire hazards.

## **OUTLETS**

Satisfactory

Notes:

## **LIGHTING**

Satisfactory

Notes:

## **BEDROOM 3**

## **DOORS**

Satisfactory

Notes:

## **FLOORING**

Satisfactory

Notes:

## **WALLS**

Satisfactory

Notes:

## **WINDOWS**

Satisfactory

Notes:

## **CEILINGS**

Satisfactory

Notes:

## **CLOSETS**

Fair

Notes:

Exposed incandescent lighting is present in the closet. This can be a fire hazard if flammables come in contact with the bulb. Recommend changing to a low profile i.e. fluorescent light to avoid potential fire hazards.

## **OUTLETS**

Satisfactory

Notes:

## **LIGHTING**

Satisfactory

Notes:

## **LIVING AREA**

### **FLOORING**

Satisfactory

Notes:

These are floor mounted electrical outlets in the middle of the living room for additional electrical needs.

Pictures:



### **WALLS**

Satisfactory

Notes:

**WINDOWS**

Satisfactory

Notes:

**CEILING**

Satisfactory

Notes:

**OUTLETS**

Satisfactory

Notes:

**LIGHTING**

Satisfactory

Notes:

**KITCHEN**

**FLOORING**

Satisfactory

Notes:

**WALLS**

Satisfactory

Notes:

**WINDOWS**

Satisfactory



Notes:

## **CEILING**

Satisfactory

Notes:

## **COUNTERTOPS**

Satisfactory

Notes:

## **CABINETS**

Satisfactory

Notes:

## **PANTRY**

Fair

Notes:

Exposed incandescent lighting is present in the closet. This can be a fire hazard if flammables come in contact with the bulb. Recommend changing to a low profile i.e. fluorescent light to avoid potential fire hazards.

## **SINK / GARBAGE DISPOSAL**

Fair

Notes:

No garbage disposal is installed.

The outlets on either side of the sink are not GFCI. This is a shock hazard. Recommend further evaluation from a licensed electrician.

Pictures:



## **DISHWASHER**

Satisfactory

Notes:

## **STOVE / OVEN**

Satisfactory

Notes:

**Both are electric.**

**The stove electrical penetration is not completely sealed off from the garage. Recommend adding insulation for futher energy efficiency.**

Pictures:



## **EXHAUST HOOD**

Satisfactory

Notes:

## **REFRIGERATOR**

Satisfactory

Notes:

## **OUTLETS**

Poor

Notes:

There are multiple outlets throughout the kitchen that have the hot/neutral wire reversed, as indicated with the electrical outlet tester. Sink does not have GFCI outlets installed on either side. These are potential shock issues, recommend further evaluation from a licensed electrician.

Pictures:



## FOUNDATION

## FOUNDATION MATERIAL

Masonry

Notes:

Cinder block construction.

## SLAB

Satisfactory

Notes:

## WALLS

Fair

Notes:

Several vertical cracks were noted in the SE corner of the house. This could have been caused by poor gutter drainage. Continue to monitor for further cracking or shifting.

Pictures:



## FRAMEWORK

Satisfactory

Notes:

## **DRAINAGE**

Satisfactory

Notes:

## **SUMP PUMP & PIT**

Fair

Notes:

Sump pump with backup pump installed. Recommend adding cover to the sump pit for added safety.

Pictures:



## **VENTILATION**

Satisfactory

Notes:

## OUTLETS

Fair

Notes:

There are several outlets in the basement that do not have a ground installed. These are potential shock hazards, recommend further evaluation by a licensed electrician.

Pictures:



## MILDEW PRESENT AT FOUNDATION?

Yes

Notes:

"Dark staining substance" is present along the walls and floor of both rooms on the east side of the house. Mold test has been submitted and results will be available in 7 days.

Pictures:



## PLUMBING

### WATER SUPPLY PRESSURE

Satisfactory

Notes:

### WATER SUPPLY PIPING SIZE

Satisfactory

Notes:

Primarily copper supply piping with some PEX.

### MAIN SHUTOFF VALVE

Satisfactory

Notes:

Main water shut off is present in the basement and is identified with a tag.

Pictures:





## **SINK / TOILET SHUTOFF VALVES**

Satisfactory

Notes:

## **PRESSURE AT FAUCETS**

Satisfactory

Notes:

## **DRAINAGE**

Satisfactory

Notes:

**PVC waste piping.**

## **SEWER / SEPTIC**

Satisfactory

**Notes:**

Septic system. Added leak detection dye at the toilet and ran approximately 500 gallons to perform a flow test on the system. No dye was present after the flow test indicating the leach field is functioning as designed. Recommend yearly cleaning of the discharge filter to prevent clogging of the system, located under the west manway cover.

**Pictures:**



**WATER HEATER**

Fair

**Notes:**

50 gallon natural gas water heater with a manufacture date of Feb. 2017.

There is no drop leg installed on the natural gas supply line for the water heater. This can lead to premature orifice plugging. Recomend further evaluation from a licensed plumber.

**Pictures:**



## VENT SYSTEM

Satisfactory

Notes:

## ELECTRICAL

### SERVICE DROP / LATERAL

Fair

Notes:

Service drop has exposed conductors at the electrical mast. Recommend further evaluation by a licensed electrician.

Service drop is also running through a pine tree on the east side of the house. Recommend further evaluation from the utility company.

Pictures:



## CONDUCTORS

Satisfactory

Notes:

Non-metallic shielded cable.

## OVERCURRENT PROTECTION

Satisfactory

Notes:

Square-D brand breakers.

## RECEPTACLES

Fair

Notes:

The electrical sockets near the sink in the basement are not GFCI. There are several outlets on the exterior of the house that are not GFCI. These are a potential shock hazard. Recommend further evaluation by a licensed electrician.

Pictures:



## AMP RATING

125 Amps

Notes:

Main electrical shutoff is located on the east side of the exterior of the house.

Pictures:



## **MAIN DISCONNECT**

Satisfactory

Notes:

## **WIRING METHOD**

Non-Metallic Sheathed Cable

Notes:

There are exposed non-terminated wires in the basement. These are believed to be from an old alarm system that is no longer in operation. Recommend further evaluation from a licensed electrician.

Pictures:



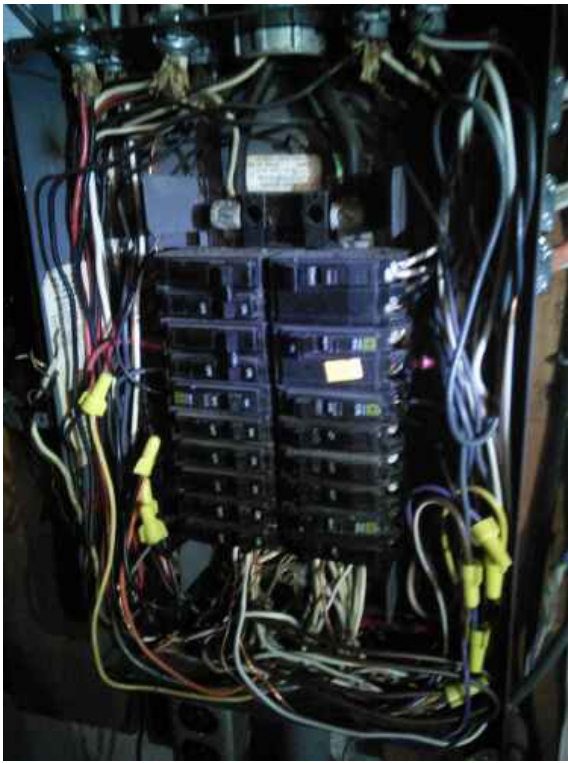
## CIRCUIT PANEL

Poor

Notes:

Electrical panel has double taps that are present. This is when two wires are terminated on the same breaker. The wires can eventually loosen and cause arcing. Recommend further evaluation from a licensed electrician.

Pictures:



## **HEATING SYSTEM**

Forced Air

Notes:

## **ENERGY SOURCE**

Natural Gas

Notes:

## **HEATING & COOLING**

### **VENTING / CHIMNEY**

Satisfactory

Notes:

## **HEATING SYSTEM OPERATION**

Satisfactory



Notes:

Comfort Maker brand natural gas furnace. Furnace fired with no issues and had a solid blue flame, indicating efficient burning of the fuel. Furnace filter is pictured below, recommend regular changing of the filter to maintain efficiency.

Pictures:





## DUCTWORK / PIPING

Fair

Notes:

The natural gas line in the half bath located in the garage is not secured to the wall. This is a potential fire hazard. Recommend securing the Stainless Steel Corrugated Tubing (SSCT) to the wall.

The main shut off valve for the natural gas is located below the meter on the north side of the house. The shut off valve for the auxillary generator and outbuilding is depicted in picture 3. The furnace natural gas shutoff is depicted in picture 4. The water heater natural gas shutoff is depicted in picture 5.

Pictures:





## COOLING SYSTEM

Fair

Notes:

Lennox air conditioning system that was installed approximately 2002. This is at the expected lifespan of an air conditioner. Electrical conduit going to the unit was broken, recommend further evaluation from a licensed electrician.

Pictures:



## COOLING SYSTEM OPERATION

Satisfactory

Notes:

## THERMOSTAT

Satisfactory

Notes:

## AIR FILTER(S)

Satisfactory

Notes:

## SMOKE ALARM(S)

Fair

Notes:

Smoke detectors were present in the hallway and in the basement. Recommend adding smoke detectors to all bedrooms for added fire protection.

## **CARBON MONOXIDE ALARM(S)**

Fair

Notes:

There is a carbon monoxide detector present in the kitchen. Recommend adding one in the basement so there is one present on each floor.

## **ADDITIONAL DETAILS**

### **OUTDOOR WATER SPIGOTS**

Fair

Notes:

Both water spigots are not anti-frost spigots. These can potentially freeze during the winter and burst. Recommend further evaluation by a licensed plumber.

Pictures:



# SUMMARY: