

# *All-Tech Home Inspections*

## All-Tech Property Inspection Report



12345 All-Tech lane, Muskegon MI, 49441  
Inspection prepared for: Smart and Happy Buyers  
Agent: Joe Smo -

Inspection Date: 1/25/2008 Time: 9am-11:45am  
Age: 1950's per client Size: under 2000 sq. ft.  
Weather: partly cloudy 20's

Inspector: John Jones  
179 lakeshore blvd  
Muskegon MI, 49444  
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[www.alltechinspect.com](http://www.alltechinspect.com)



**Thank you for allowing All-Tech the privilege of inspecting and protecting your investment**

# Grounds

The grounds section contains most areas accessible from the exterior of the home.

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

## 1. sidewalks

Good	Fair	Poor	N/A	S/H
			X	

Observations: inspection was not possible due to snow covering surfaces at time of inspection

## 2. siding condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: wood

Observations: siding appears to be serviceable with some signs of deterioration. Recommend regular maintenance to maximize lifespan of siding material

- recommend sealing all cracks and crevices to promote a tight building structure which prevents water, insects and rodents from entering structure
- organic growth noted on wall material, recommend power washing to remove debris
- cable feed eye bolt appears to be damaged and in need of repair, recommend contacting the local cable company for repairs to this system.



cable eyebolt pulling away from structure



organic growth on siding

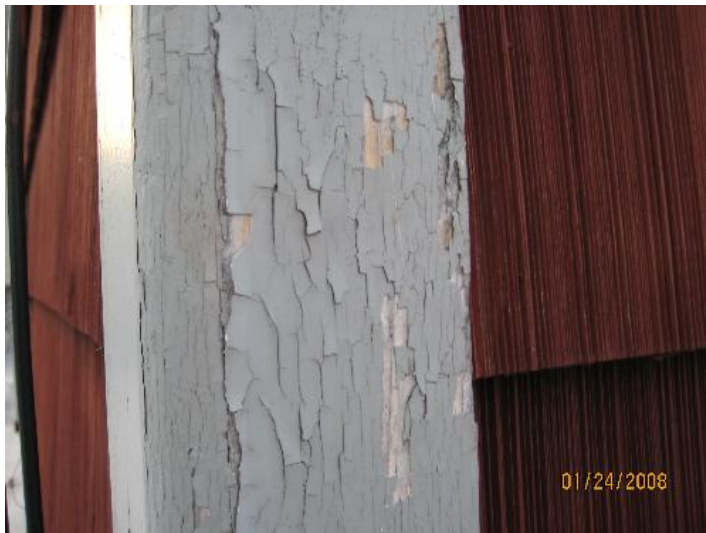


minor curling of siding noted

**3. trim condition**

Good	Fair	Poor	N/A	S/H
		X		

Observations: wood trim shows deterioration and needs to be primed and painted with an exterior rated paint to maximize its useful lifespan



peeling paint at trim



gaps and cracks need sealing





peeling paint

**4. stairs**

Good	Fair	Poor	N/A	S/H
		X	X	

Observations: not visible for inspection due to snow preventing reviewing condition of stairs

- large crack observed at stair to structure connection, this is a suspect area of entry for WDO, recommend consulting and obtaining a pest inspection by a qualified pest inspection contractor



not able to inspect



possible entry point for WDO



recommend caulking to prevent moisture intrusion

not visible for inspection

### 5. Landing

Good	Fair	Poor	N/A	S/H
			X	

Observations: not visible for inspection due to snow covering surface

### 6. Railings

Good	Fair	Poor	N/A	S/H
				X

Observations: railing is deteriorated and needs to be repaired or replaces at:rear door



loose railing needs repair

### 7. door condition

Good	Fair	Poor	N/A	S/H
X				

Materials: metal

Observations: appears serviceable

### 8. storm doors

Good	Fair	Poor	N/A	S/H
X				

Observations: appear serviceable

## 9. window conditions

Good	Fair	Poor	N/A	S/H
				X

Observations: vinyl replacement window appear to be installed. Unable to determine water tightness of installation, recommend checking with seller regarding installation and applicable warranties.

- window screen needs adjusting/repair
- **window operation could be a safety hazard due to the lower pane having a strong spring action that prevents window from staying open preventing easy exit in an emergency. Recommend review by installer or a qualified contractor.**



failed caulking at window



displaced screen noted

## 10. hose bibb condition

Good	Fair	Poor	N/A	S/H
		X		

Materials: gate valve

Observations: recommend upgrading to a frost proof hose bibb to prevent possible damage due to freezing and cracking of water line

- not operated at:front



does not appear to be frost proof

### 11. lighting condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: light bulbs burned out/missing, recommend replace bulbs and confirm proper operation of fixtures

### 12. receptacle condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations: **recommend upgrading all potential wet location receptacles to GFCI protection for added safety to occupants**

### 13. fence & gate

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow

## Foundation

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

### 1. grading conditions

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: inspection of grading was limited due to snow covering ground at time of inspection

- lot appears to be mostly flat with very limited slope for water drainage away from structure





grading not visible for inspection

**2. stairs**

Good	Fair	Poor	N/A	S/H
	X			

Observations: appears serviceable

- recommend adding light fixture over stairway for enhanced safety to occupants

**3. post/support**

Good	Fair	Poor	N/A	S/H
			X	

Observations: finished walls prevent full review of support posts

**4. Foundation Walls**

Good	Fair	Poor	N/A	S/H
		X		

Observations: common cracks present

- peeling paint noted in several areas
- recommend sealing cracks with concrete mortar to prevent further deterioration
- evidence of moisture intrusion observed, recommend review and correction by a qualified contractor
- evidence of termite like mud tubes observed. recommend consulting with a qualified Pest inspector to establish if infestation is active or inactive. If no other Pest Inspector is preferred consider using Ray Zimmerman Termite and Pest Services Inc. 616-361-9830 fax#616-361-8694





common crack needs sealing to prevent water and insect entry



termite mud tubes observed



recommend pest inspection



evidence of termite activity



evidence of water intrusion at window corners



evidence of termite activity

## 5. basement floor

Good	Fair	Poor	N/A	S/H
	X			

Materials: concrete

Observations: holes/ cracks present, Highly recommend testing homes Radon Gas levels. Please visit [www.nachi.org/radon.htm](http://www.nachi.org/radon.htm) also visit [www.epa.gov/radon/](http://www.epa.gov/radon/) for information that is important for you and your family. All-Tech is trained and certified to conduct radon testing. When scheduling please inform us that you have used All-Tech for your Home Inspection and we will give you \$25 off the \$150.00 Radon Gas Testing.

## 6. joist/beam

Good	Fair	Poor	N/A	S/H
		X		

Materials: dimensional lumber floor joists

Observations: improper/overnotching or cutting of floor joist noted, recommend review and repair by a qualified contractor



overnotched beam needs repair

## 7. Sub Flooring

Good	Fair	Poor	N/A	S/H
	X			

Observations: not fully visible for inspection due to finished ceiling



evidence of toilet leaking



## 8. sump pump

Good	Fair	Poor	N/A	S/H
		X		

type: float type

Location: basement

Observations: unprofessional installation of discharge plumbing, recommend review and repair by a qualified plumber

- leak in plumbing noted at time of inspection



improper plumbing repair

## 9. insulation condition

Good	Fair	Poor	N/A	S/H
		X		

Observations: insufficient insulation observed, recommend adding proper type of insulation by a qualified contractor

- improper use of a moisture absorbing material is used to insulate the perimeter of band joists ( which can cause unwanted mold growth in this closed cavity ), recommend removal and installation of a proper material such as paperless fiberglass batting
- no insulation is installed in areas of the perimeter of structure. Recommend the addition of insulation to enhance the homes heating efficiency



recommend removal of cellulose based material  
at joist bays



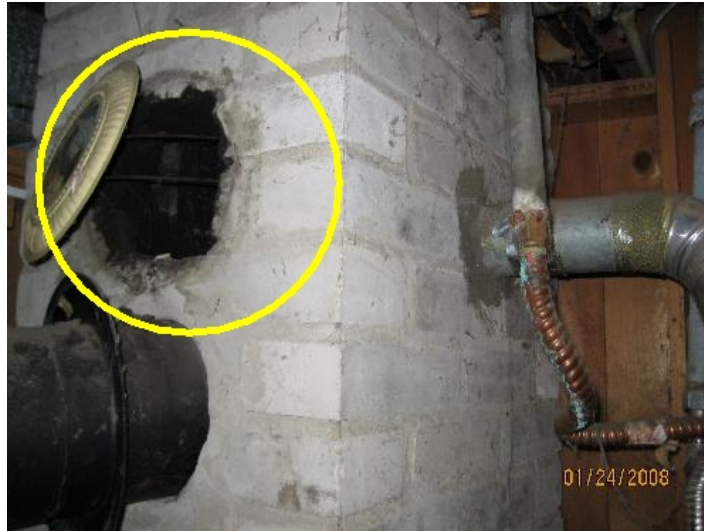
recommend using thicker insulation at joist bays

## 10. chimney condition

Good	Fair	Poor	N/A	S/H
		X		X

Observations: improper termination of unused appliance hole observed at chimney in basement. recommend review and repair by a qualified contractor

- Gas fired appliance exhaust is terminating in direct proximity of open void in chimney, recommend review by a qualified contractor due to the potential for carbon monoxide entry into structure at open void.



water heater vent spilling out of large hole in side of chimney

## Roof

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace  
N/A= not inspected/present S/H= safety hazard immediate repair needed

## 1. Inspected from

comments: View from ladder  
layers: 2 layers

## 2. shingle condition

Good	Fair	Poor	N/A	S/H
			X	

Materials: not present

Observations: not able to inspect due to snow/ice covering surface, recommend review of shingle condition if possible before the close of escrow





not able to inspect roof due to snow

### 3. soffit condition

Good	Fair	Poor	N/A	S/H
X				

Materials: metal

Observations: appears serviceable

### 4. Gutter

Good	Fair	Poor	N/A	S/H
		X	X	

Observations: none installed

recommend properly installed gutters and downspouts to enhance water drainage sufficient distance from structure

### 5. Flashing

Good	Fair	Poor	N/A	S/H
			X	

Observations: inspection of roof flashing was not possible due to snow covering surfaces to be inspected

### 6. low slope condition

Good	Fair	Poor	N/A	S/H
			X	

Materials: not present

Observations: not present

### 7. Sky Lights

Good	Fair	Poor	N/A	S/H
			X	

Observations: none

### 8. Chimney

Good	Fair	Poor	N/A	S/H
		X	X	

Observations: not available for inspection due to roof covered by snow/ice, recommend installing a rain cap to prevent animal entry

### 9. Spark Arrestor

Good	Fair	Poor	N/A	S/H
		X		

Observations: recommend adding a spark arrestor/rain cap to prevent embers from wood burning appliance escaping and potentially causing a fire.

### 10. Vent Caps

Good	Fair	Poor	N/A	S/H
			X	

Observations: could not inspect due to wet/ice/snow/height

## 11. roof comments

Materials: Inspection of roof was limited to identifying the number of layers from the eaves on a ladder. Due to snow/ice covering surface making inspection of the roof, chimney, vents and plumbing penetrations not possible at time of inspection

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N/A= not inspected/present S/H= safety hazard immediate repair needed

## Garage

## 1. garage notes

notes: detached garages are not included as part of a home inspection. For a fee All-Tech will gladly inspect the outbuilding located on the property.

## Attic

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace  
N/A= not inspected/present S/H= safety hazard immediate repair needed

## 1. Access

Good	Fair	Poor	N/A	S/H
	X			

Observations: recommend adding insulation to access hatch/door for improved efficiency of home

## 2. Chimney

Good	Fair	Poor	N/A	S/H
	X			

Observations: evidence of prior water intrusion, did not confirm that repairs have been properly completed by a qualified contractor. Recommend monitor area for any moisture after a heavy rain.

## 3. Exhaust Vent

Good	Fair	Poor	N/A	S/H
		X		

Observations: bathroom exhaust fan terminates in the attic, recommend venting to exterior to prevent excess moisture in attic, which could lead to mold issues in the future



no duct at vent fan

#### 4. Insulation Condition

Good	Fair	Poor	N/A	S/H
	X	X		

Materials: fiberglass batts, loose fill, cellulose

Materials: 8-12 inches

Observations: sparse in areas, insulation depth is insufficient, recommend adding to provide 12-15 inches of insulation to enhance homes efficiency



evidence of prior water intrusion



displaced insulation noted due to vent fan install

#### 5. Structure

Good	Fair	Poor	N/A	S/H
		X		

Observations: improper cutting of rafter/s noted, recommend review by a qualified contractor for estimate of proper repair/support to roof structure framing





repaired roof material noted



no hangers in place



improperly cut rafter

## 6. Ventilation

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

## Plumbing

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed



## 1. main line

Good	Fair	Poor	N/A	S/H
	X			

location: basement

size: 3/4 inch

valve condition: gate valve present, this type of valve has a history of failure. Recommend upgrading to a ball type valve by a qualified plumber, water meter is located in a poor location that prevents clear working space for review and repair of plumbing system.



water meter is located behind cabinet base in basement



60 psi noted at time of inspection

## 2. PSI

PSI: 60 PSI

## 3. supply lines

Good	Fair	Poor	N/A	S/H
	X	X		

Materials: cast iron • galvanized • PVC

Observations: recommended considering PEX (Cross Linked Polyethylene) as an economical means of repair. Please visit [www.ppfahome.org/pex/faqpex.html](http://www.ppfahome.org/pex/faqpex.html), Home is equipped with its original Galvanized water lines. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction and loss of pressure due to corrosion of pipes from the inside surface., plumbing pipes not fully visible for inspection due to finished ceilings and walls

## 4. drain pipes

Good	Fair	Poor	N/A	S/H
	X			

Materials: cast iron • galvanized • PVC

Observations: drain lines not visible for inspection due to finished walls/ceiling preventing full view of plumbing • floor drains observed but not tested for proper operation • Cast iron drain lines have a life expectancy of 30 years, recommend monitor pipes for rust cysts which indicate pin hole leaks.

## 5. gas line

Good	Fair	Poor	N/A	S/H
X				

fuel type: Natural Gas

valve location: basement

Observations: appears serviceable, shut off valve location was shown to client in case of emergency purposes

## 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. For a more thorough investigation of the system please contact a licensed HVAC service person.

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

## 1. Heater Condition

Good	Fair	Poor	N/A	S/H
	X			

location: basement

type: gas, conventional forced air

Observations: operated

unit appears to be older and could be nearing the end of its useful lifespan, recommend budgeting for replacement with a new higher efficiency unit in the future

## 2. Heater Base

Good	Fair	Poor	N/A	S/H
	X			

Observations: rust observed to furnace base is indicative of previous moisture contact, recommend monitor unit and repair as needed by a qualified HVAC contractor if needed



rust in furnace base

**3. Enclosure**

Good	Fair	Poor	N/A	S/H
			X	

Observations: none present, unit is installed in an open area, recommend leaving sufficient space around furnace to assure proper air for combustion.

**4. Gas Valves**

Good	Fair	Poor	N/A	S/H
X				

Observations: gas valve is an older type, gas leak testing is not included in a home inspection.

**5. Thermostats**

Good	Fair	Poor	N/A	S/H
	X			

Observations: recommend upgrading to a new digital programmable thermostat to enhance homes heating efficiency , functional

**6. Filters**

Good	Fair	Poor	N/A	S/H
	X			

filter location: between supply and return plenums

Observations: dirty, recommend replacement with a good quality filter to enhance the indoor air quality to occupants, recommend changing/cleaning filter monthly in heating season to enhance air quality and enhance furnace lifespan



dirty filter

**7. Registers**

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

**8. condensate pump**

Good	Fair	Poor	N/A	S/H
		X		

Observations: condensate drain line is improperly discharging into a hole in the concrete slab floor. Recommend installing a pump that properly discharges into plumbing drain system



improper termination of condensate lines

**9. condensate line**

Good	Fair	Poor	N/A	S/H
		X		

Observations: review and repair to system by a qualified HVAC contractor is recommended

## Electrical

**What is a GFCI?**



Many people are injured from electrical shock each year. Some of these injuries can be prevented by installing GFCI devices in your home and testing them regularly. Play it safe and install SmartLock GFCIs with patented lockout action in locations required by the National Electric

Code, such as kitchens, bathrooms, laundry rooms -wherever there's a source of water in your home.

A GFCI is a receptacle or outlet designed to protect people from hazardous ground faults. A ground fault occurs when electrical current travels through any abnormal path to ground, which can be dangerous if the current travels through a person. This can happen when any appliance plugged into an outlet becomes damaged. Electrical current "leaking" from the faulty appliance

can travel through anyone touching it, especially in a wet environment, causing a serious electrical shock.

### How does a GFCI work?

The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle.

### Where should GFCIs be installed?

Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and similar outdoor installations.

### Why are GFCIs required in residences?

Since the mid-1970's, the National Electrical Code has required that all new homes have GFCIs installed in various locations where hazardous ground faults are most likely to occur.

Beginning January 1, 2003, all UL-Listed GFCIs must meet tougher new listing requirements for mis-wiring, surge immunity, and resistance to corrosion and noise. New UL Requirements Make GFCIs Safer Underwriters Laboratories (UL), the world's leading product safety and certification organization, has issued changes to help ensure that GFCIs provide the highest level of consumer protection.

These changes went into effect on January 1, 2003. The new standards include provisions for:

- Increased surge immunity
- Increased corrosion-resistance
- Increased electrical noise-resistance
- A diagnostic for miswiring

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace  
N/A= not inspected/present S/H= safety hazard immediate repair needed

## 1. Cable Feeds

Good	Fair	Poor	N/A	S/H
X				

Observations: overhead

- dead animal observed at service mast rain cap



dead sparrow observed in service wires

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	S/H
X				

amps: 100 amp

## 3. Breakers in off position

Good	Fair	Poor	N/A	S/H
X				

Observations: 0

## 4. Electrical Panel

Good	Fair	Poor	N/A	S/H
		X		X

location: basement

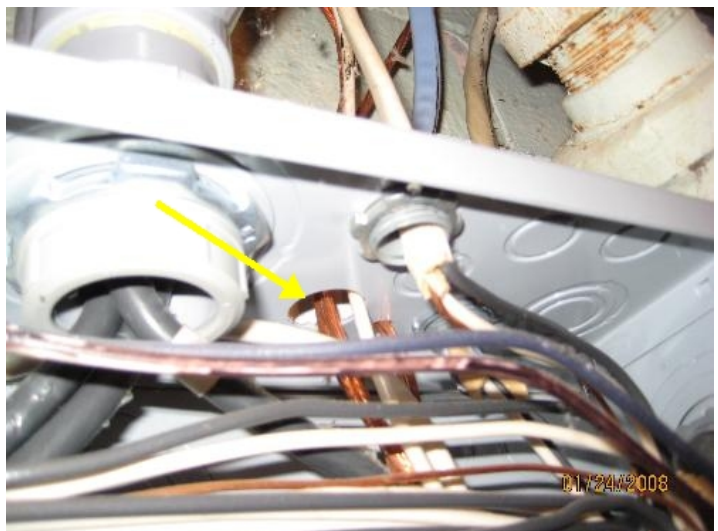
Observations: unprotected openings observed, recommend repair by a qualified electrician

- panel lacks proper working space requirements, repairs recommended

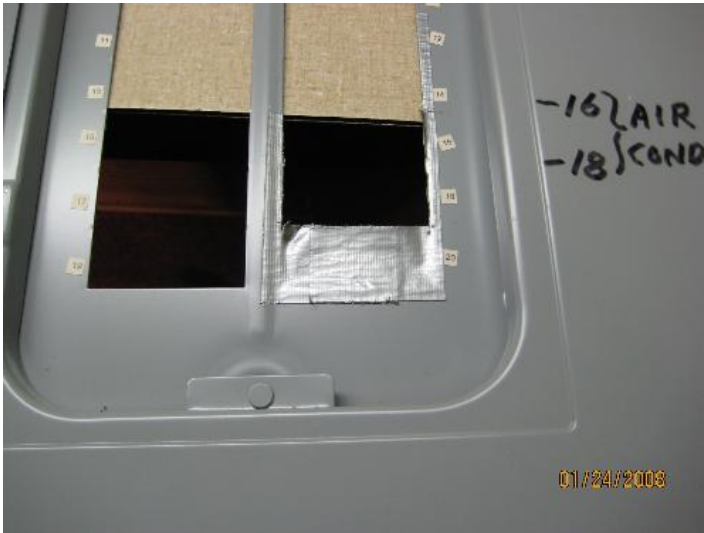
- **circuits are not properly labeled at dead front cover, recommend identifying and labeling ALL circuits for enhanced safety to occupants**



circuits not labeled



unprotected opening



unapproved material used at unprotected opening

panel requires 3 ft of clearance for repairs

### 5. Breakers

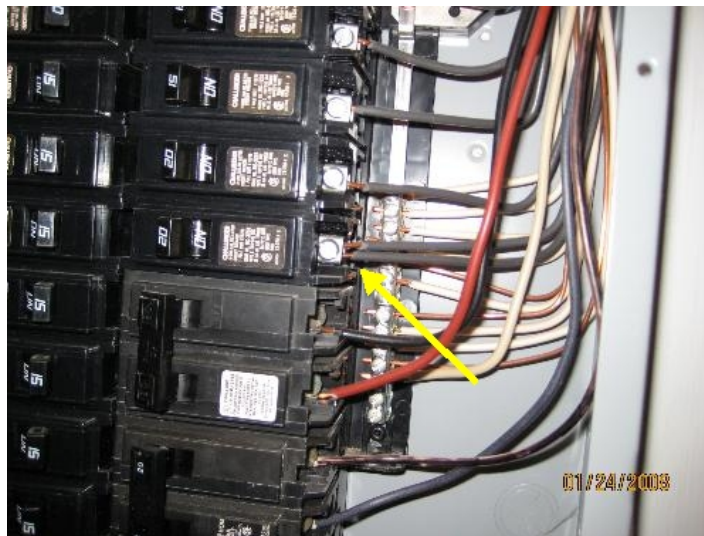
Good	Fair	Poor	N/A	S/H
		X		

Materials: copper

Observations: double tapping of breakers observed, recommend electrician review and make necessary repairs/upgrades to electrical system

- unprotected opening/s observed which allows the potential for rodents to enter panel and cause damage that could result in an arc fire. Recommend review and repair as needed by a qualified electrician.

- **recommend upgrading all bedroom circuits to Arc Fault Circuit Interrupter protection to enhance the safety to occupants and bring home up to current safety standards**



double tapped breaker

## 6. conductor condition

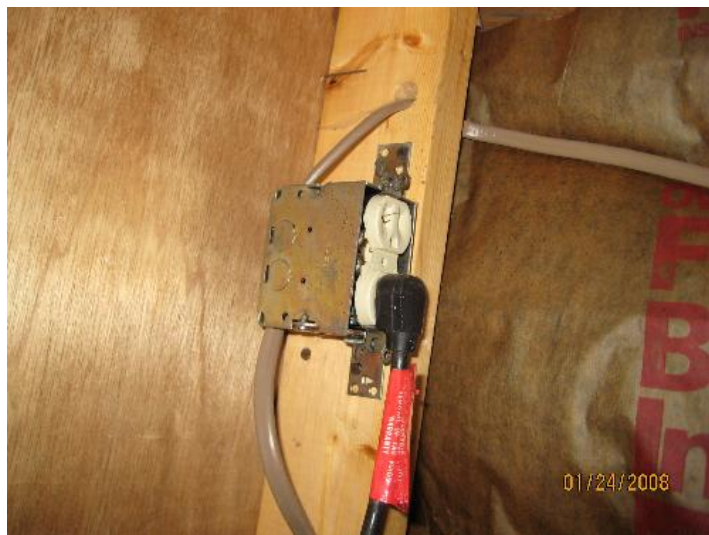
Good	Fair	Poor	N/A	S/H
				X

Materials: copper

Observations: due to the age of the home the electrical system lacks several safety features of todays modern construction practices. Recommend review and upgrade of outdated 2 wire conductors with updated 3 wire electrical branch circuit conductors for added safety to occupants

- unprofessional upgrades/repairs have been observed, recommend review of all areas including locations not visible for inspection to eliminate the possibility of unsafe electrical work has taken place.

- **exposed wires**
- **missing junction box covers observed**
- **missing outlet covers**
- **outlet/s tested indicate that hot and neutral wires are reversed. This can be hazardous to occupants due to possibility of lamps causing a shock hazard. Review and repair is recommended by a qualified electrician**



missing outlet cover



improper wiring needs to be in a junction box





missing j- box cover

## Water Heater

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

### 1. Combustion

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

### 2. Water Heater Condition

Good	Fair	Poor	N/A	S/H
	X			

type: gas

location: basement

Observations: typical lifespan of a water heater is 7-12 years, this unit appears to be approaching the end of its useful lifespan, if budget allows please consider installing a high efficiency tankless type water heater for enhanced efficiency of the home.

- please visit [www.tanklesswaterheaterguide.com/](http://www.tanklesswaterheaterguide.com/) for information on tankless type water heaters

### 3. Number Of Gallons

Good	Fair	Poor	N/A	S/H
X				

Observations: 40 gallons

### 4. Heater Enclosure

Good	Fair	Poor	N/A	S/H
X				

Observations: located in an open area(no enclosure)

### 5. Gas Valve

Good	Fair	Poor	N/A	S/H
X				

Observations: present

- not tested

## 6. Plumbing

Good	Fair	Poor	N/A	S/H
		X		

Materials: copper, galvanized, CPVC

Observations: recommend insulating copper pipes to prevent condensation and to enhance homes efficiency

- appears that the dielectric union is not preventing electrolysis from corroding the galvanized pipe. Probable cause is heavy mineral levels in water. recommend review and repair by a qualified plumber
- recommend installing a ball type valve at the cold water supply to water heater



corrosion at water heater supply line

## 7. TPRV

Good	Fair	Poor	N/A	S/H
				X

Observations: **improper installation, recommend review and repair by a qualified contractor**



no tpr valve piping

## 8. Venting

Good	Fair	Poor	N/A	S/H
	X			

Observations: excessive dust build-up on vent pipe, recommend cleaning pipe while unit is off to eliminate unpleasant smell due to burnt dust on venting assembly

- recommend sealing gaps at vent pipe to chimney junction to prevent possible carbon monoxide from entering structure

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Inspection is limited to permanently installed appliances only, such as dishwasher, built in stove or cooktops and garbage disposals.

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace  
N/A= not inspected/present S/H= safety hazard immediate repair needed

## 1. Cabinets

Good	Fair	Poor	N/A	S/H
	X	X		

Observations: average condition considering age of cabinets  
• water damage under sink in basement



damage to cabinet in basement

## 2. Ceiling Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: plaster  
Observations: cracking small

## 3. Counters

Good	Fair	Poor	N/A	S/H
X	X			

Observations: normal wear



## 4. GFCI

Good	Fair	Poor	N/A	S/H
		X		X

Observations: recommend -GFCI to enhance safety to occupants



no GFCI and has reverse polarity

## 5. Floor Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: laminate

Observations: this material is not recommended at potentially wet locations such as kitchen applications (warranty may be void)

## 6. Oven &amp; Range

Good	Fair	Poor	N/A	S/H
	X			

Observations: unit appears to be older, recommend budgeting for replacement as this unit could fail without notice.

- operated
- electric

## 7. Plumbing

Good	Fair	Poor	N/A	S/H
		X		

Observations: visible leaking under sink

- recommend plumber to evaluate
- missing shut off handle, recommend adding shut-off valve when upgrading worn fixture



leaks at loose joint



basement sink has active leak at trap

**8. Sinks**

Good	Fair	Poor	N/A	S/H
	X			

Observations: worn fixtures  
• corrosion present

**9. Spray Wand**

Good	Fair	Poor	N/A	S/H
X				

Observations: operated

**10. Vent Condition**

Good	Fair	Poor	N/A	S/H
	X			

Materials: hood with fan  
Observations: operated  
• worn unit  
• unit makes irregular noise

**11. Wall Condition**

Good	Fair	Poor	N/A	S/H
X				

Materials: plaster  
Observations: small cracking

**12. Window Condition**

Good	Fair	Poor	N/A	S/H
		X		

Materials: vinyl  
Observations: difficult to operate  
• see other window sections

## 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..

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace  
N/A= not inspected/present S/H= safety hazard immediate repair needed

**1. Locations**

Locations: main floor bath

**2. Cabinets**

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

**3. Ceiling Condition**

Good	Fair	Poor	N/A	S/H
X				

Materials: plaster

Observations: cracking small

**4. Counters**

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

- normal wear

**5. Doors**

Good	Fair	Poor	N/A	S/H
X				

Observations: appear serviceable

- no lock installed on bathroom door

**6. GFCI**

Good	Fair	Poor	N/A	S/H
X				

Observations: GFCI tested and functioned properly

**7. Exhaust Fan**

Good	Fair	Poor	N/A	S/H
X				

Observations: operated

**8. Floor Condition**

Good	Fair	Poor	N/A	S/H
		X		

Materials: vinyl squares

Observations: show evidence of water damage

**9. Plumbing**

Good	Fair	Poor	N/A	S/H
	X			

Observations: evidence of prior repairs noted to plumbing lines

- worn fixtures
- visible leaking



leaking tub fixture



## 10. Showers

Good	Fair	Poor	N/A	S/H
		X		

Observations: worn hardware  
 • did not function properly at time of inspection

## 11. Shower Walls

Good	Fair	Poor	N/A	S/H
	X			

Observations: dirty  
 • recommend re-caulking with a mildew resistant caulk for wet locations



recommend caulk at shower corners

## 12. Bath Tubs

Good	Fair	Poor	N/A	S/H
X				

Observations: normal wear

## 13. Enclosure

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

## 14. Sinks

Good	Fair	Poor	N/A	S/H
	X			

Observations: normal wear

## 15. Toilets

Good	Fair	Poor	N/A	S/H
		X		

Observations: toilet loose at floor, recommend wax ring replacement by a qualified plumber  
 • evidence of leaking at toilet, recommend review and repair as needed.



evidence of water damage around toilet

**16. Wall Condition**

Good	Fair	Poor	N/A	S/H
X				

Materials: plaster, wall paper

Observations: small cracking

• wall paper is not recommended to be installed in bathrooms due to the potentially high moisture levels. The glue used to apply the wallpaper is cellulose based and is the perfect food for unwanted mold growth. Please visit [www.toxic-black-mold-info.com/findmold.htm](http://www.toxic-black-mold-info.com/findmold.htm) for further information on mold.

**17. Window Condition**

Good	Fair	Poor	N/A	S/H
	X			

Materials: vinyl

Observations: difficult to operate

## 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.

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

**1. Cabinets**

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

## 2. Ceiling Fans

Good	Fair	Poor	N/A	S/H
X				

Observations: operated

## 3. Ceiling Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: plaster

Observations: cracking small

## 4. Closets

Good	Fair	Poor	N/A	S/H
		X		

Observations: door not operational, recommend repair for proper operation

- door knob spins, screw needs tightening

## 5. Door Bell

Good	Fair	Poor	N/A	S/H
X				

Observations: operated

## 6. Doors

Good	Fair	Poor	N/A	S/H
	X			

Observations: missing trim at one or more door casings



door missing trim casing

## 7. Electrical

Good	Fair	Poor	N/A	S/H
		X		X

Observations: recommend upgrading ungrounded electrical circuits to grounded circuits to bring system up to current building standards

- one or more outlets tested as reversed polarity, recommend review and repair by a qualified electrician



## 8. Fireplace

Good	Fair	Poor	N/A	S/H
		X		X

type: free standing

Observations: wood burning only

- recommend complete review of wood burning appliance by a qualified contractor
- unit installed too close to combustible material, repair needed before using appliance
- evidence of bird in chimney/stove flue. recommend professional chimney sweep to assure no blockage or creosote before operation of appliance
- single wall connector appears to lack proper clearance to combustibles, recommend review and repair by qualified contractors before using unit
- insufficient hearth extension, recommend adding to have 18 inches beyond stove in all directions.



bird dropping on flue damper



improper pass through an interior wall cavity



recommend 18 inches of clearance



too close to combustible materials



loose connection at chimney

**9. Floor Condition**

Good	Fair	Poor	N/A	S/H
	X			

Materials: multiple materials used  
 Observations: worn

**10. Smoke Detectors**

Good	Fair	Poor	N/A	S/H
		X		X

Observations: smoke detectors are recommended in all bedrooms, hallways and a minimum of one per floor  
 • smoke detector/s appear to be outdated, recommend installing new detectors, preferably hard wired with battery back-up for enhanced safety to occupants

**11. Stairs & Handrail**

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

**12. Wall Condition**

Good	Fair	Poor	N/A	S/H
X				

Materials: plaster  
 Observations: common cracks observed

**13. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	S/H
			X	

Observations: window unit installed but not tested recommend removing window units in winter heating months to promote tight seals and improved heating efficiency of structure



recommend remove unit in winter months

#### 14. Window Condition

Good	Fair	Poor	N/A	S/H
		X		

Materials: vinyl

Observations: difficult to operate

- repairs recommended
- did not stay open
- one or more windows did not latch properly



window would not latch

## 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.

GOOD= appears serviceable FAIR= some wear/deterioration POOR= repair or replace

N/A= not inspected/present S/H= safety hazard immediate repair needed

### AFCI circuit breakers

Arc fault circuit interrupters (AFCI) are fairly new in the Michigan electrical industry. Similar to ground fault circuit interrupters (GFCI), they are designed to shut off the electricity to a circuit when a specific type of problem is detected. AFCIs are specifically designed to help prevent arcing, which is a common cause of electrical fires in our homes. They are placed in the electric panel.

As with the GFCI outlets in our kitchens and bathrooms, the AFCI breakers in the electric panel also should be tested monthly to ensure that they are working properly. Each AFCI breaker is labeled and has a test button on it. AFCI circuit breakers typically protect all the electrical outlets and switches in the bedrooms, so monthly testing will result in any bedroom alarm clocks, televisions, video recorders, etc., needing to be reset monthly, as well.

If AFCI breakers trip regularly, consult a qualified electrician immediately to determine why the tripping is occurring.

#### 1. Locations

Materials: main floor #1, main floor #2, main floor #3

#### 2. Ceiling Condition

Good	Fair	Poor	N/A	S/H
		X		

Materials: plaster

Observations: common cracking observed, evidence of past leaking, peeling paint observed



Bedrooms Ceiling Condition

#### 3. Closets

Good	Fair	Poor	N/A	S/H
X				

Observations: functional

#### 4. Doors

Good	Fair	Poor	N/A	S/H
X				

Observations: functional



## 5. Electrical

Good	Fair	Poor	N/A	S/H
	X			

Observations: recommend bringing homes outdated 2 wire conductors up to current electrical standards for added safety to occupants

## 6. Floor Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: carpet, hardwood  
Observations: worn

## 7. Smoke Detectors

Good	Fair	Poor	N/A	S/H
				X

Observations: none

recommend changing batteries in detectors twice a year.  
A great way of remembering is at seasonal time changes  
recommend installing working smoke detectors in ALL  
sleeping areas as a safety upgrade

## 8. Wall Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: plaster

Observations: one or more bedroom shows stains from previous water intrusion. appears to be dry but did not confirm that proper repairs have been made to fix water intrusion problem



Bedrooms Wall Condition



Bedrooms Wall Condition

## 9. Window Condition

Good	Fair	Poor	N/A	S/H
				X

Materials: vinyl

Observations: window/s did not operate correctly,  
recommend repair to allow quick exit in an emergency  
situation

## Laundry

The laundry area inspection does not include operation of the washer, dryer, dryer vent pipe

or the plumbing standpipe for proper operation.

**GOOD**= appears serviceable **FAIR**= some wear/deterioration **POOR**= repair or replace  
**N/A**= not inspected/present **S/H**= safety hazard immediate repair needed

## 1. Locations

Location: basement

## 2. Dryer Vent

Good	Fair	Poor	N/A	S/H
		X		

Observations: damaged/deteriorated exterior cover is in need of replacement

- **recommend routine cleaning to prevent risk of lint posing a fire hazard**
- **corrosion noted at vent duct repair needed due too potential carbon monoxide entry into structure at gas fired appliance. recommend replace with proper material**



clogged open dryer vent



hole in dryer vent duct

## 3. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations: home is not equipped with wiring for an electric dryer

## 4. GFCI

Good	Fair	Poor	N/A	S/H
				X

Observations: **GFCI recommended in all potential wet locations**

## 5. Gas Valves

Good	Fair	Poor	N/A	S/H
X				

Observations: present  
 • not tested

## Report Summary

Grounds		
Page 4 Item: 6	Railings	railing is deteriorated and needs to be repaired or replaces at:rear door
Page 5 Item: 9	window conditions	window operation could be a safety hazard due to the lower pane having a strong spring action that prevents window from staying open preventing easy exit in an emergency. Recommend review by installer or a qualified contractor.
Page 6 Item: 12	receptacle condition	recommend upgrading all potential wet location receptacles to GFCI protection for added safety to occupants
Foundation		
Page 11 Item: 10	chimney condition	Gas fired appliance exhaust is terminating in direct proximity of open void in chimney, recommend review by a qualified contractor due to the potential for carbon monoxide entry into structure at open void.
Electrical		
Page 22 Item: 4	Electrical Panel	circuits are not properly labeled at dead front cover, recommend identifying and labeling ALL circuits for enhanced safety to occupants
Page 22 Item: 5	Breakers	recommend upgrading all bedroom circuits to Arc Fault Circuit Interrupter protection to enhance the safety to occupants and bring home up to current safety standards
Page 24 Item: 6	conductor condition	<p>exposed wires</p> <ul style="list-style-type: none"> <li>• missing junction box covers observed</li> <li>• missing outlet covers</li> <li>• outlet/s tested indicate that hot and neutral wires are reversed. This can be hazardous to occupants due to possibility of lamps causing a shock hazard. Review and repair is recommended by a qualified electrician</li> </ul>
Water Heater		
Page 25 Item: 7	TPRV	improper installation, recommend review and repair by a qualified contractor

Page 26 Item: 8	Venting	recommend sealing gaps at vent pipe to chimney junction to prevent possible carbon monoxide from entering structure
Kitchen		
Page 27 Item: 4	GFCI	recommend -GFCI to enhance safety to occupants
Interior Areas		
Page 32 Item: 7	Electrical	recommend upgrading ungrounded electrical circuits to grounded circuits to bring system up to current building standards • one or more outlets tested as reversed polarity, recommend review and repair by a qualified electrician
Page 34 Item: 8	Fireplace	recommend complete review of wood burning appliance by a qualified contractor • unit installed too close to combustible material, repair needed before using appliance • evidence of bird in chimney/stove flue. recommend professional chimney sweep to assure no blockage or creosote before operation of appliance • single wall connector appears to lack proper clearance to combustibles, recommend review and repair by qualified contractors before using unit • insufficient hearth extension, recommend adding to have 18 inches beyond stove in all directions.
Page 34 Item: 10	Smoke Detectors	smoke detectors are recommended in all bedrooms, hallways and a minimum of one per floor • smoke detector/s appear to be outdated, recommend installing new detectors, preferably hard wired with battery back-up for enhanced safety to occupants
Bedrooms		
Page 37 Item: 7	Smoke Detectors	recommend changing batteries in detectors twice a year. A great way of remembering is at seasonal time changes recommend installing working smoke detectors in ALL sleeping areas as a safety upgrade



Page 37 Item: 9	Window Condition	window/s did not operate correctly, recommend repair to allow quick exit in an emergency situation
Laundry		
Page 38 Item: 2	Dryer Vent	recommend routine cleaning to prevent risk of lint posing a fire hazard • corrosion noted at vent duct repair needed due too potential carbon monoxide entry into structure at gas fired appliance. recommend replace with proper material
Page 38 Item: 4	GFCI	GFCI recommended in all potential wet locations