

**Date of Inspection: 8/25/2021**

**Year Built: 1997**

**Size: 1,350 sq ft**

✦ **Home Inspections**

✦ **Well Water Testing**

✦ **Septic Inspections**



## **Property Inspection Report**

**13737 US 23S, Ossineke, MI 49766**

**INSPECTION PREPARED FOR:**

**Dustin Sawmiller**

**AGENT: Candace Sawmiller**

**“ A Beacon  
for  
Homeowners ”**

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# Report Introduction

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

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

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

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

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



Acceptable - This item was inspected and is in acceptable condition for its age and use.



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



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



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



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

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

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 7 Item: 1	Closets	<ul style="list-style-type: none"> <li>• Closet door to boiler area is no longer on the track and appears to need new hardware for operation.</li> </ul>
Page 8 Item: 3	Electrical	<ul style="list-style-type: none"> <li>• Outlet is recessed in the cover and should be installed properly for safety and functionality</li> </ul>
Page 8 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> <li>• The smoke alarm(s) did not operate when tested.</li> </ul>
Page 9 Item: 7	Screen Doors	<ul style="list-style-type: none"> <li>• Sliding door screen is missing.</li> </ul>
Page 10 Item: 8	Wall Condition	<ul style="list-style-type: none"> <li>• There were signs of past water damage to drywall; however, no active moisture was detected during the inspection. The installation appeared to be less than professional and the insulation behind the drywall is questionable.</li> </ul>
Page 11 Item: 10	Window Condition	<ul style="list-style-type: none"> <li>• Missing screens observed.</li> </ul>
Page 12 Item: 11	Floors	<ul style="list-style-type: none"> <li>• Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring</li> </ul>
Bedrooms		
Page 13 Item: 2	Ceiling Fans	<ul style="list-style-type: none"> <li>• The ceiling fan is missing blades, generic replacement blades are available at your local home improvement center.</li> </ul>
Page 14 Item: 3	Closets	<ul style="list-style-type: none"> <li>• Some closet doors were missing.</li> </ul>
Page 14 Item: 4	Doors	<ul style="list-style-type: none"> <li>• SW bedroom (2&amp;3) doors bind in the jam.</li> <li>• Non-professional cutting of the doors, could be contributing to the jamming.</li> </ul>
Page 15 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• Some receptacles were painted over.</li> <li>• Gap around Outlet observed.</li> <li>• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.</li> </ul>
Page 16 Item: 6	Floor Condition	<ul style="list-style-type: none"> <li>• Open seams/partially finished flooring observed.</li> <li>• Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring</li> </ul>
Page 18 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> <li>• The smoke detectors did not operate during the inspection.</li> </ul>

Bathroom		
Page 19 Item: 6	Electrical/lighting	<ul style="list-style-type: none"> <li>• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.</li> </ul>
Page 20 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> <li>• No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.</li> </ul>
Page 21 Item: 12	Plumbing	<ul style="list-style-type: none"> <li>• Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected.</li> </ul>
Page 21 Item: 13	Showers	<ul style="list-style-type: none"> <li>• Tile base is cracked.</li> <li>• Gap in grout noted at tile. Recommend maintenance of grout and caulking to prevent water seepage.</li> </ul>
Page 22 Item: 15	Bath Tubs	<ul style="list-style-type: none"> <li>• Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.</li> </ul>
Page 23 Item: 17	Sinks	<ul style="list-style-type: none"> <li>• Slow drain at sink. Recommend clearing.</li> </ul>
Page 23 Item: 18	Toilets	<ul style="list-style-type: none"> <li>• Toilet loose and may need re-anchoring.</li> </ul>
Kitchen		
Page 24 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• Dishwasher is draining downstream of the trap. This is an improper location and cannot ensure that sewer gases do not enter the appliance.</li> </ul>
Page 24 Item: 4	Sinks	<ul style="list-style-type: none"> <li>• Faucet is loose, suggest securing as necessary.</li> </ul>
Page 25 Item: 6	Window Condition	<ul style="list-style-type: none"> <li>• Missing hardware at the kitchen windows. Repair as needed.</li> </ul>
Page 25 Item: 7	Floor Condition	<ul style="list-style-type: none"> <li>• Cracked tiles noted.</li> </ul>
Page 26 Item: 8	Plumbing	<ul style="list-style-type: none"> <li>• Flex drain observed, these are subject to frequent clogging.</li> <li>• Sink drain assembly is loose. Leaks observed.</li> </ul>
Page 26 Item: 10	Electrical/lighting	<ul style="list-style-type: none"> <li>• Outlet cover(s) missing.</li> </ul>
Page 27 Item: 11	GFCI	<ul style="list-style-type: none"> <li>• Non <b>GFCI</b> receptacle noted at the countertop.</li> </ul>
Laundry		
Page 28 Item: 2	Electrical	<ul style="list-style-type: none"> <li>• Outlet cover plates missing.</li> <li>• Switch cover plates missing.</li> <li>• Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.</li> </ul>
Page 29 Item: 3	GFCI	<ul style="list-style-type: none"> <li>• The laundry receptacle should be GFCI protected type.</li> </ul>
Page 29 Item: 5	Plumbing	<ul style="list-style-type: none"> <li>• Drain pipe should be a minimum of 6 " off the floor.</li> </ul>
Electrical		
Page 33 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Panel is located in the bathroom. This is not an acceptable location for the panel as it is exposed to high levels of moisture.</li> </ul>

Page 34 Item: 2	Cable Feeds	<ul style="list-style-type: none"> <li>• Bare conductors observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.</li> </ul>
Roof		
Page 35 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• Extensive granular lost noted with numerous tabs having almost complete granular loss.</li> <li>• Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.</li> </ul>
Page 36 Item: 2	Flashing	<ul style="list-style-type: none"> <li>• One vent boot needs to be resealed or replaced.</li> </ul>
Page 37 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Brick and mortar deterioration observed; repair advised.</li> </ul>
Page 37 Item: 5	Gutter	<ul style="list-style-type: none"> <li>• Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.</li> <li>• Clean gutters: Significant amounts of debris evident.</li> <li>• Downspouts missing and/ or broken; recommend installation.</li> </ul>
Exterior Areas		
Page 40 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Some window screens damaged.</li> </ul>
Page 40 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Hornet nest observed on the southwest side. Unable to determine if this is an active nest or not. If anyone in the home is allergic to stings, it is recommended to have this professionally removed.</li> </ul>
Grounds		
Page 42 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• There are numerous areas of damaged concrete surfaces. Concrete replacement is expensive. Recommend a concrete specialist provide an estimate for repair and or replacing.</li> <li>• Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.</li> </ul>
Page 43 Item: 2	Grading	<ul style="list-style-type: none"> <li>• Low and settled grading was observed along the Northwestern (front) and Southwestern (side) areas of the home. Water can intrude affect the foundation.</li> </ul>
Page 45 Item: 4	Grounds Electrical	<ul style="list-style-type: none"> <li>• Waterproof outlet cover is loose and needs to be tightened.</li> </ul>
Page 45 Item: 5	GFCI	<ul style="list-style-type: none"> <li>• The exterior outlet GFCI did not shut off when tested, have a qualified electrician replace it.</li> </ul>



# Inspection Details

## 1. Attendance

In Attendance: Seller present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished



# Interior Areas

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

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

## 1. Closets

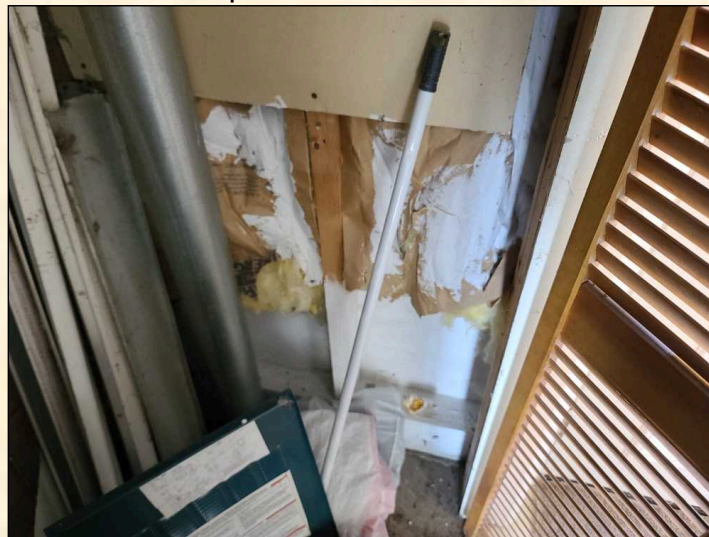
Observations:



- Closet door to boiler area is no longer on the track and appears to need new hardware for operation.



Closet door to boiler area is no longer on the track and appears to need new hardware for operation. Ceiling in closet is missing insulation and covering



Missing drywall



## 2. Doors



Moisture damage around the door trim

## 3. Electrical

Observations:



- Outlet is recessed in the cover and should be installed properly for safety and functionality



Outlet is recessed in the cover and should be installed properly for safety and functionality

## 4. Smoke Detectors

Observations:



- The smoke alarm(s) did not operate when tested.



The smoke alarm(s) did not operate when tested.

### 5. Ceiling Condition

Materials: There are drywall ceilings noted.



### 6. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.



### 7. Screen Doors

Observations:

- Sliding door screen is missing.



Sliding door screen is missing.

### 8. Wall Condition

Materials: Drywall walls noted.  
Observations:



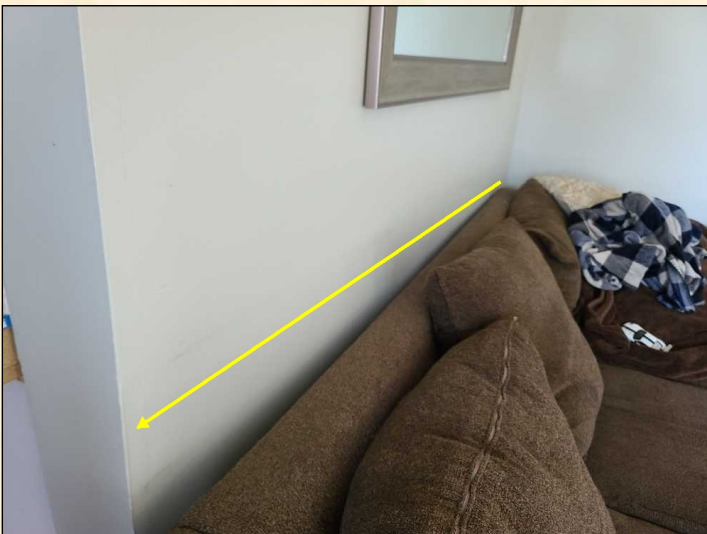
- There were signs of past water damage to drywall; however, no active moisture was detected during the inspection. The installation appeared to be less than professional and the insulation behind the drywall is questionable.



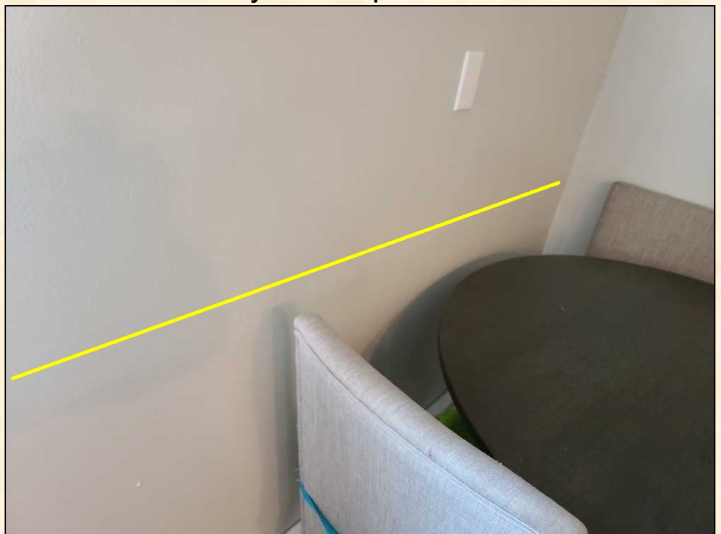
Interior Areas Wall Condition



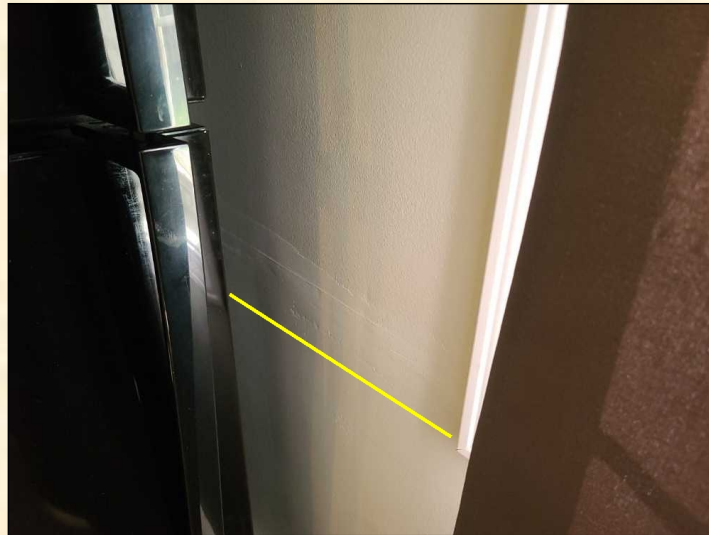
There were signs of past water damage to drywall; however, no active moisture was detected during the inspection. The installation appeared to be less than professional and the insulation behind the drywall is questionable.



Interior Areas Wall Condition

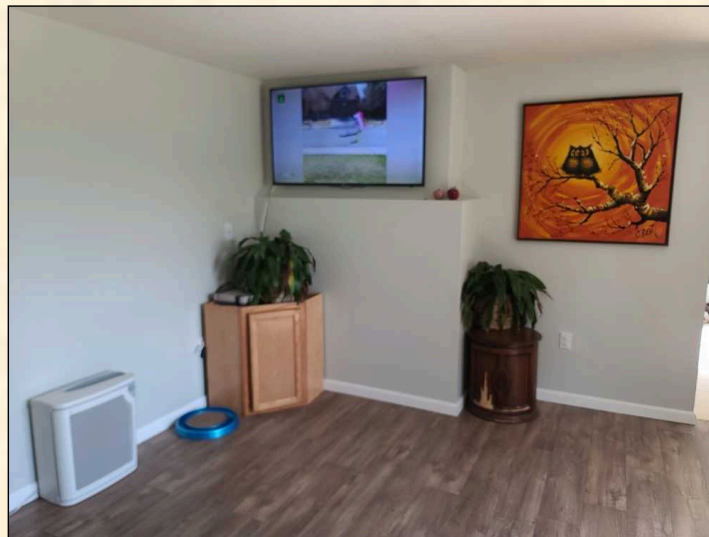


Interior Areas Wall Condition



Interior Areas Wall Condition

9. Fireplace



Fireplace has been drywalled over.

10. Window Condition



Materials: Aluminum framed single hung window noted. • Vinyl framed sliding window noted.

Observations:

- Missing screens observed.



Missing screens observed.

11. Floors

Materials: Floating laminate type

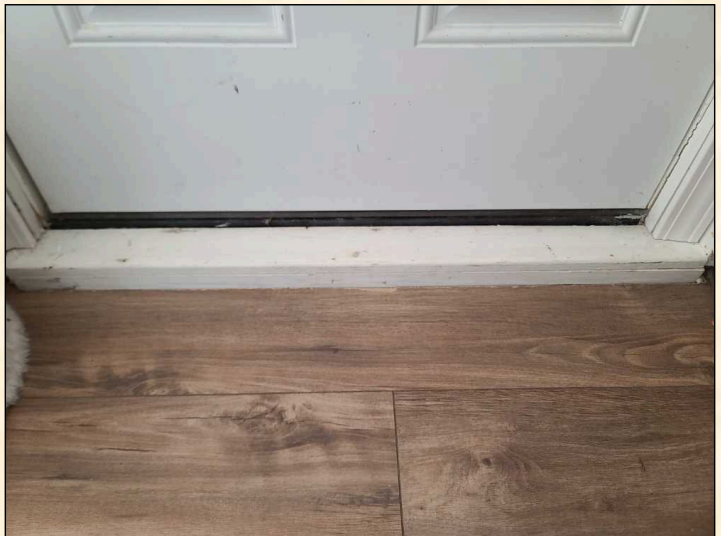
Observations:



- Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring



Interior Areas Floors



Interior Areas Floors



# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

Locations: 1 • 2 • 3

## 2. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.
- **The ceiling fan is missing blades, generic replacement blades are available at your local home improvement center.**



Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.



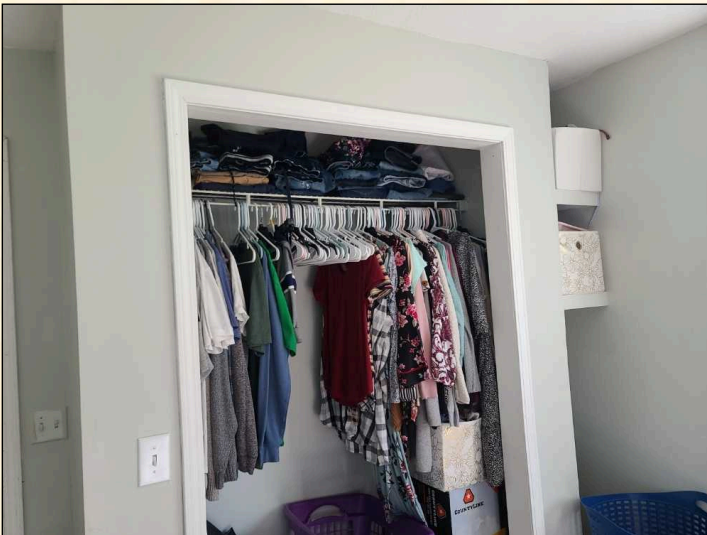
The ceiling fan is missing blades, generic replacement blades are available at your local home improvement center.

3. Closets

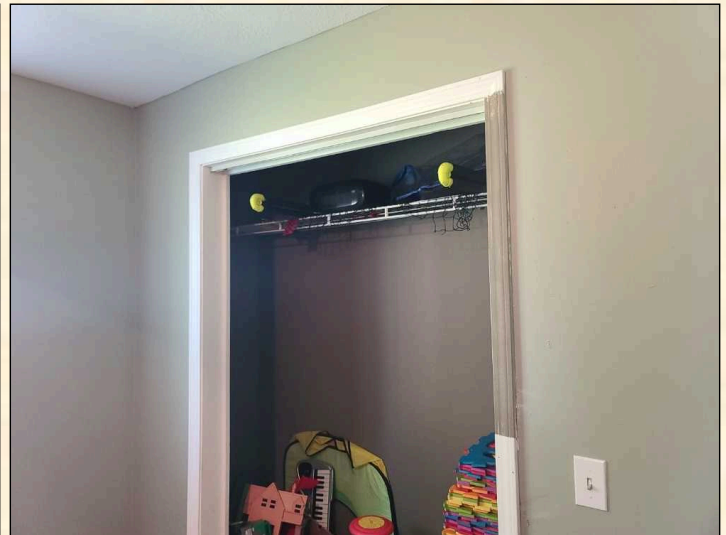
Observations:



- Some closet doors were missing.



The closet door was missing.



The closet door was missing.

4. Doors

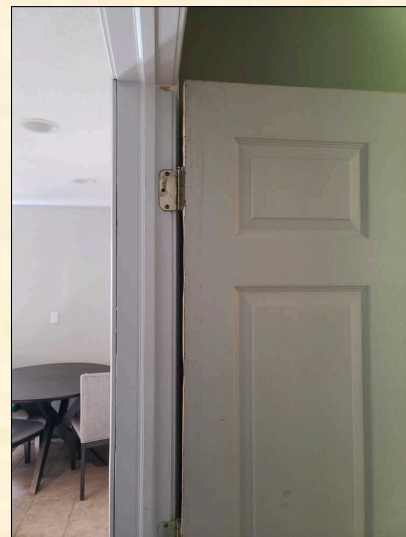
Observations:



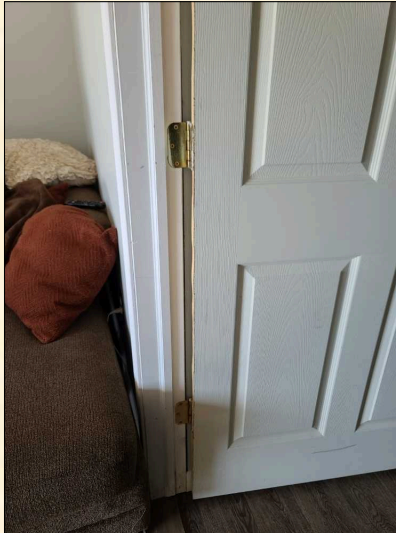
- SW bedroom (2&3) doors bind in the jam.
- Non-professional cutting of the doors, could be contributing to the jamming.



SW bedroom (2&3) doors bind in the jam.



Non-professional cutting of the doors, could be contributing to the jamming.



Non-professional cutting of the doors, could be contributing to the jamming.

## 5. Electrical

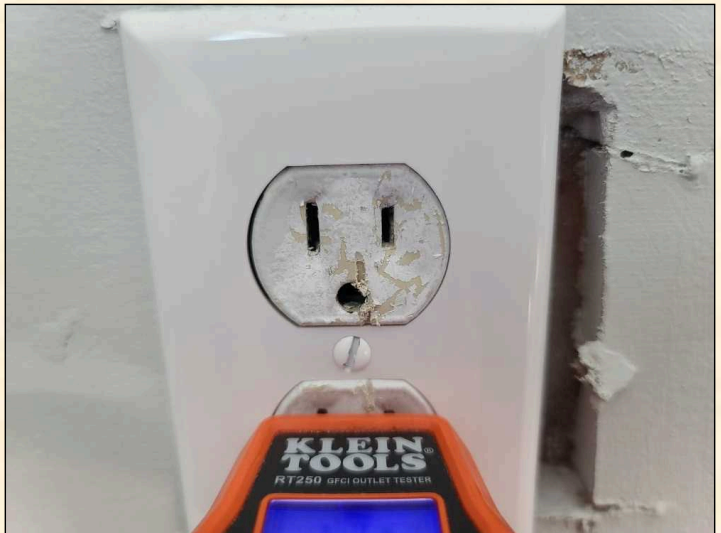
Observations:



- Some receptacles were painted over.
- Gap around Outlet observed.
- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.



Gap around Outlet observed.



Some receptacles were painted over.





Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.



Gap around Outlet observed.

### 6. Floor Condition

Flooring Types: Floating laminate type flooring noted.  
Observations:



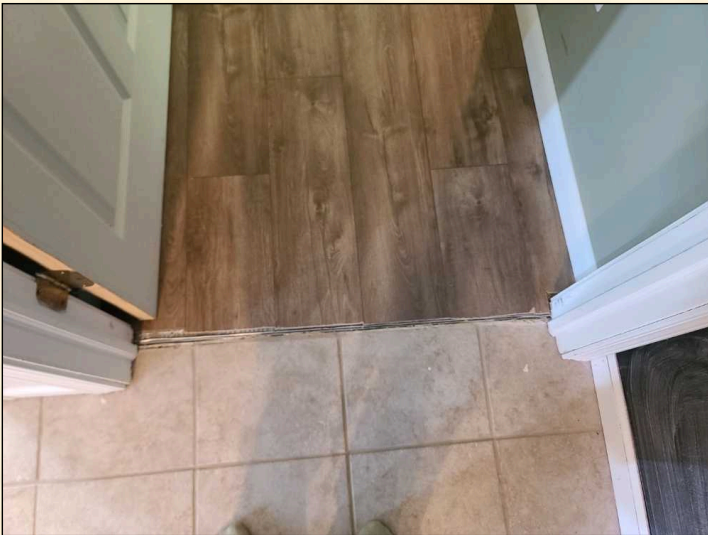
- Open seams/partially finished flooring observed.
- Laminate floating floor system was installed with poor workmanship techniques, gaps, under size cuts, and chips are visible giving a less than appealing appearance and likely lowering the serviceable life of the flooring



Open seams/partially finished flooring observed.



Open seams/partially finished flooring observed.



Open seams/partially finished flooring observed.



Open seams/partially finished flooring observed.



Open seams/partially finished flooring observed.



Bedrooms Floor Condition



Open seams/partially finished flooring observed.

## 7. Smoke Detectors

Observations:



- The smoke detectors did not operate during the inspection.



The smoke detectors did not operate during the inspection.

## 8. Wall Condition

Materials: Drywall walls noted. • Walls are clad in paneling.



## 9. Window Condition

Materials: Vinyl framed sliding window noted.



## 10. Ceiling Condition

Materials: There are drywall ceilings noted.





# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

Locations: Full bath with tub. • Full bath with shower.

## 2. Cabinets



## 3. Ceiling Condition

Materials: There are drywall ceilings noted.

## 4. Counters

Observations:

- Solid Surface tops noted.



## 5. Doors



## 6. Electrical/lighting

Observations:



- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.



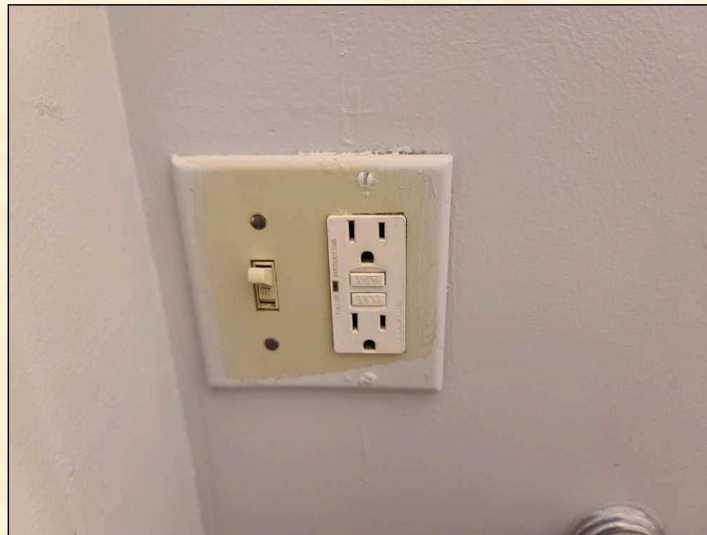
Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.

7. GFCI

Observations:



- **GFCI** in place and operational. Test button on receptacles were used.



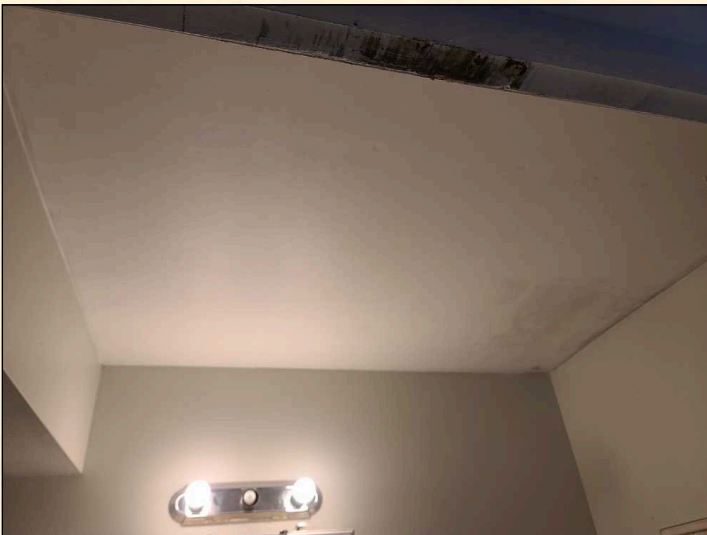
GFCI in place and operational. Test button on receptacles were used.

8. Exhaust Fan

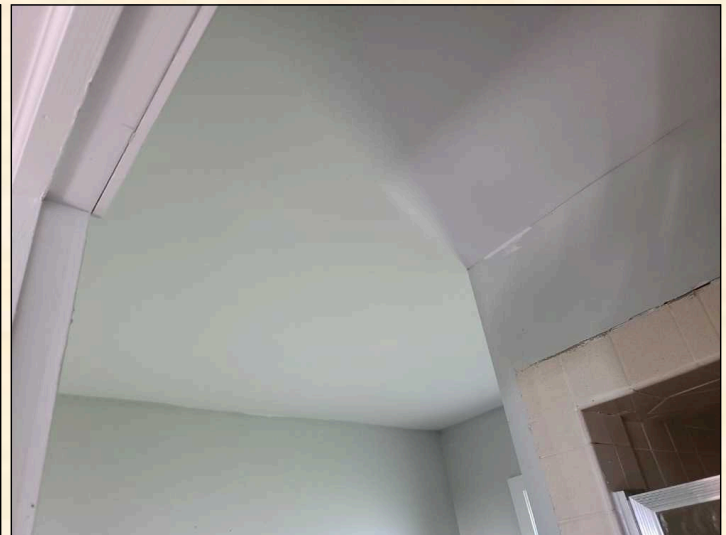
Observations:



- **No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.**



No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.



No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

9. Floor Condition

Materials: Ceramic tile is noted.



## 10. Heating

### Observations:



- See HVAC page for more information about this section.

## 11. Mirrors

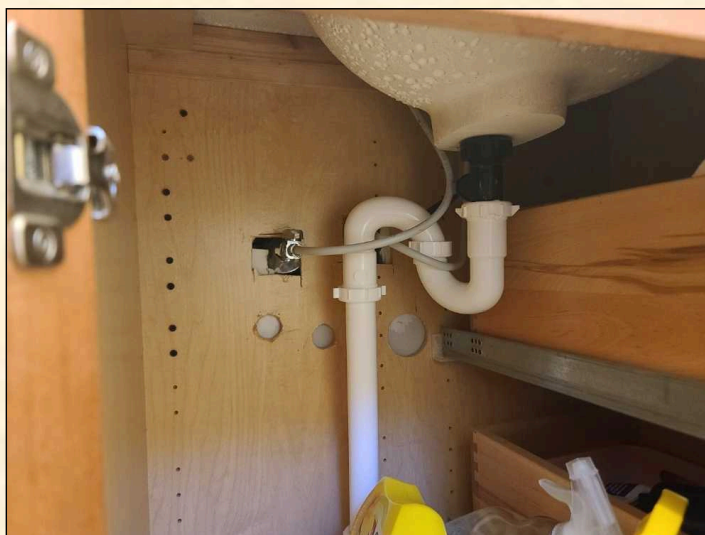


## 12. Plumbing

### Observations:



- **Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected.**



Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. This situation may be rectified by the installation of an anti siphon device (cheater vent). Suggest repair by a qualified professional. In the alternative, run a little bit of water into the sink to reseal the trap if odour is detected.

## 13. Showers

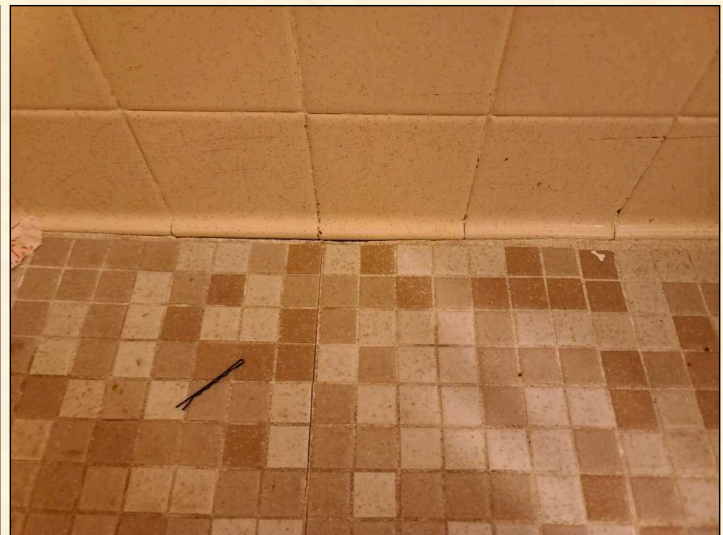
### Observations:



- **Tile base is cracked.**
- **Gap in grout noted at tile. Recommend maintenance of grout and caulking to prevent water seepage.**



Tile base is cracked.



Gap in grout noted at tile. Recommend maintenance of grout and caulking to prevent water seepage.

#### 14. Shower Walls



Observations:

- Ceramic tile noted.
- Fiberglass surround noted.

#### 15. Bath Tubs



Observations:

- Tub
- Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.



Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.

#### 16. Enclosure



## 17. Sinks

Observations:



- Slow drain at sink. Recommend clearing.



Slow drain at sink. Recommend clearing.

## 18. Toilets

Observations:



- Toilet loose and may need re-anchoring.



Toilet loose and may need re-anchoring.

## 19. Window Condition

Materials: Vinyl framed casement window noted.

Observations:



- Operated windows appeared functional, at time of inspection
- All accessible windows operated.





# Kitchen

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

## 1. Cabinets

Observations:

- No deficiencies observed.



## 2. Counters

Observations:

- Plastic laminate tops noted.



## 3. Dishwasher

Observations:

- Operated.



- **Dishwasher is draining downstream of the trap. This is an improper location and cannot ensure that sewer gases do not enter the appliance.**



Dishwasher is draining downstream of the trap. This is an improper location and cannot ensure that sewer gases do not enter the appliance.



Kitchen Dishwasher

## 4. Sinks

Observations:

- **Faucet is loose, suggest securing as necessary.**





Faucet is loose, suggest securing as necessary.

5. Spray Wand



Observations:

- The spray wand was operated and was functional.

6. Window Condition



Materials: Vinyl framed casement window noted.

Observations:

- **Missing hardware at the kitchen windows. Repair as needed.**



Missing hardware at the kitchen windows. Repair as needed.



Missing hardware at the kitchen windows. Repair as needed.

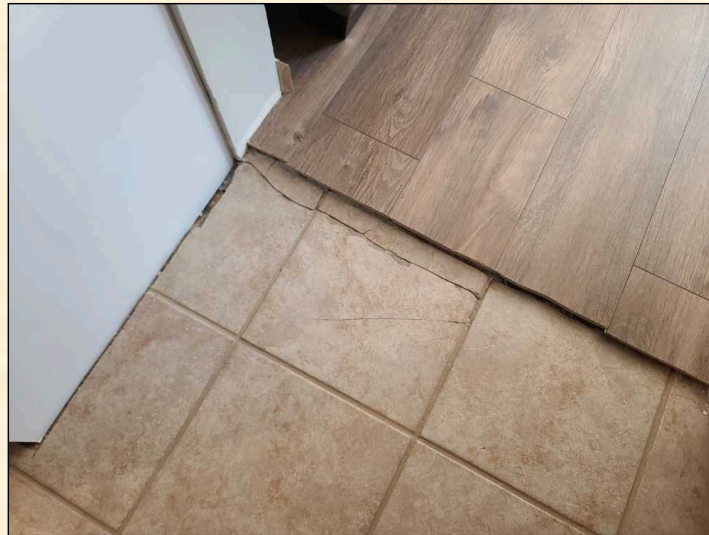
7. Floor Condition



Materials: Ceramic tile is noted.

Observations:

- **Cracked tiles noted.**



Cracked tiles noted.

### 8. Plumbing

Observations:



- Flex drain observed, these are subject to frequent clogging.
- Sink drain assembly is loose. Leaks observed.



Sink drain assembly is loose. Leaks observed.



Flex drain observed, these are subject to frequent clogging.

### 9. Ceiling Condition

Materials: There are drywall ceilings noted.



### 10. Electrical/lighting

Observations:



- Outlet cover(s) missing.



Outlet cover(s) missing.

11. GFCI

Observations:



- Non GFCI receptacle noted at the countertop.



Non GFCI receptacle noted at the countertop.

12. Wall Condition

Materials: Drywall walls noted.





# Laundry

## 1. Dryer Vent



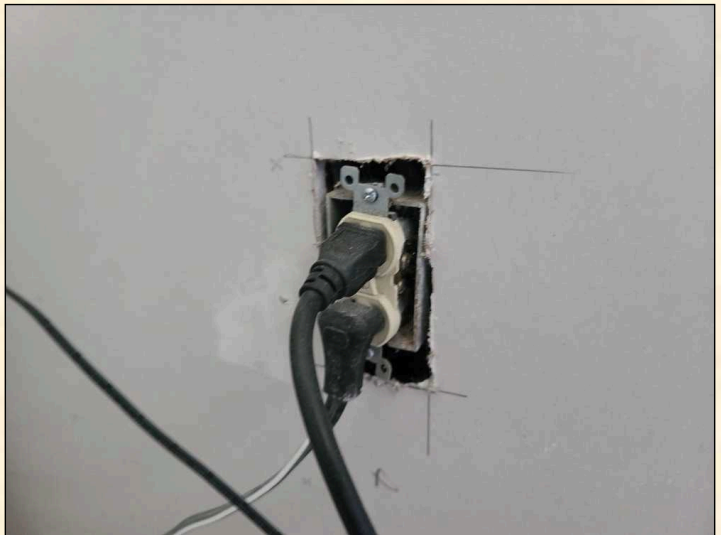
## 2. Electrical

Observations:

- **Outlet cover plates missing.**
- **Switch cover plates missing.**
- **Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.**



Switch cover plates missing.



Outlet cover plates missing.



Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.

3. GFCI

Observations:



- The laundry receptacle should be GFCI protected type.



The laundry receptacle should be GFCI protected type.

4. Gas Valves



5. Plumbing

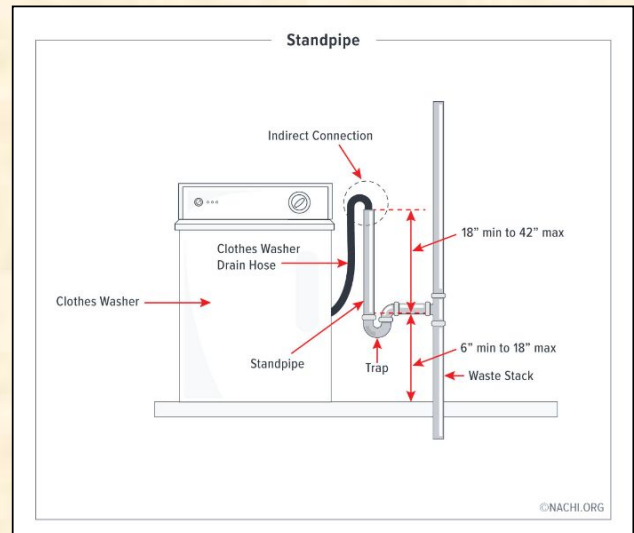
Observations:



- Drain pipe should be a minimum of 6 " off the floor.



Drain pipe should be a minimum of 6 " off the floor.



Proper height requirements



# Heat/AC

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

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

## 1. Heater Condition



Heat/AC Heater Condition

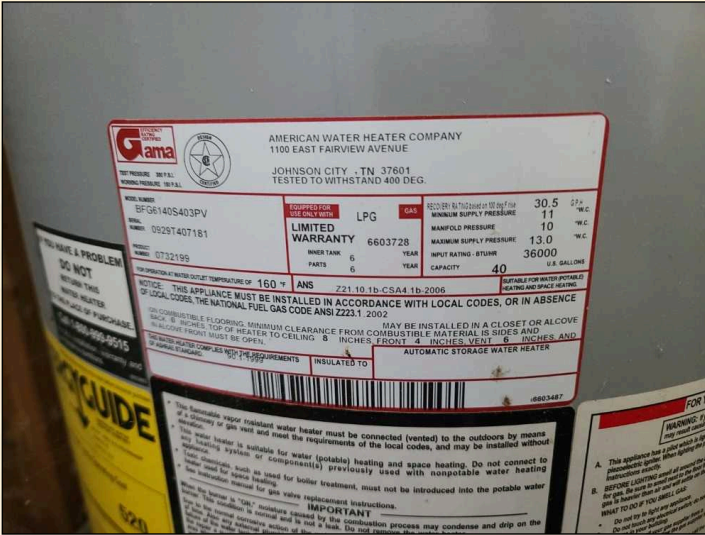


Heat/AC Heater Condition

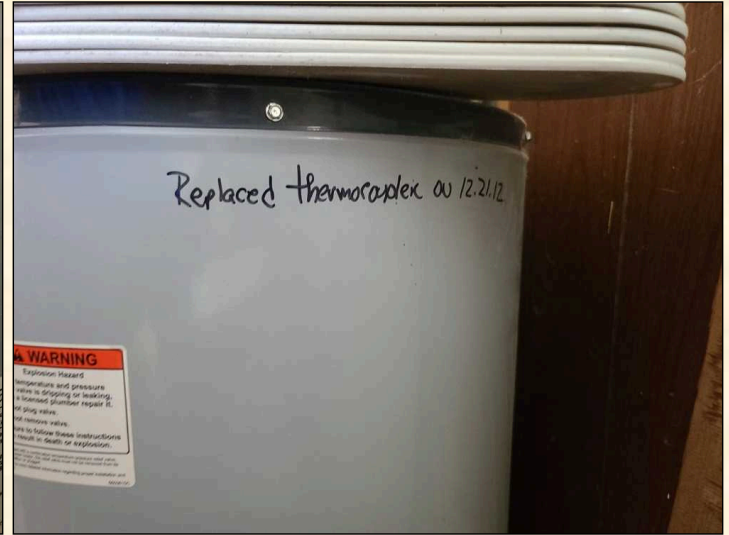


# Water Heater

## 1. Water Heater Condition



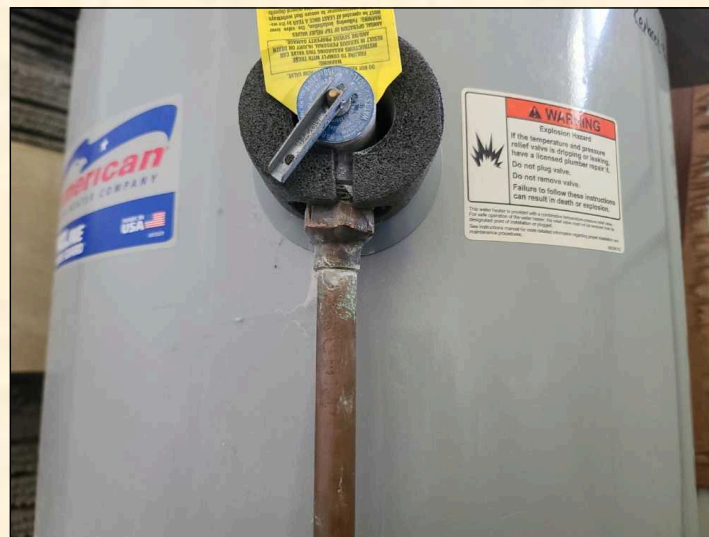
2009 Manufacture date



Water Heater Water Heater Condition

## 2. Overflow Condition

Materials: Copper



Water Heater Overflow Condition





# Garage



# Electrical

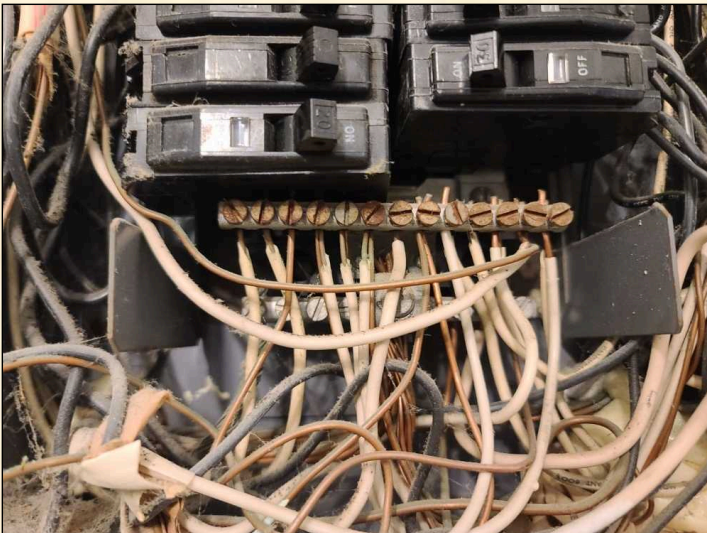
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable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

## 1. Electrical Panel

Location: Main Location: Master Bath  
Observations:



- Panel is located in the bathroom. This is not an acceptable location for the panel as it is exposed to high levels of moisture.



Panel is located in the bathroom. This is not an acceptable location for the panel as it is exposed to high levels of moisture.



Electrical Electrical Panel



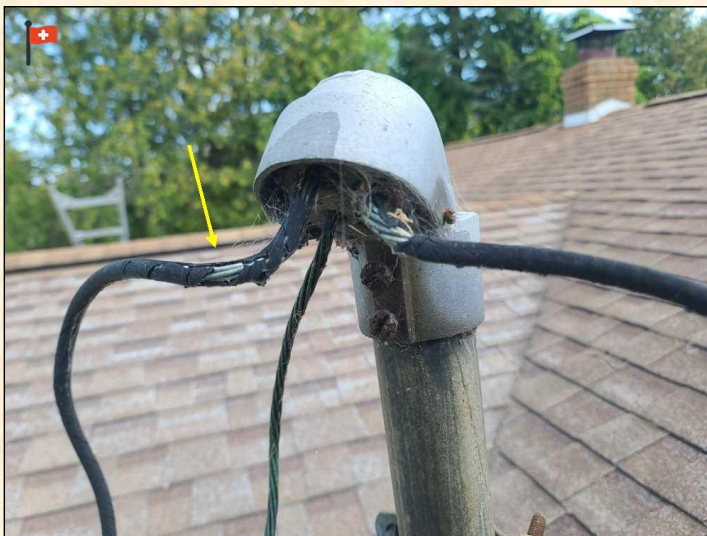
Panel is located in the bathroom. This is not an acceptable location for the panel as it is exposed to high levels of moisture.

## 2. Cable Feeds

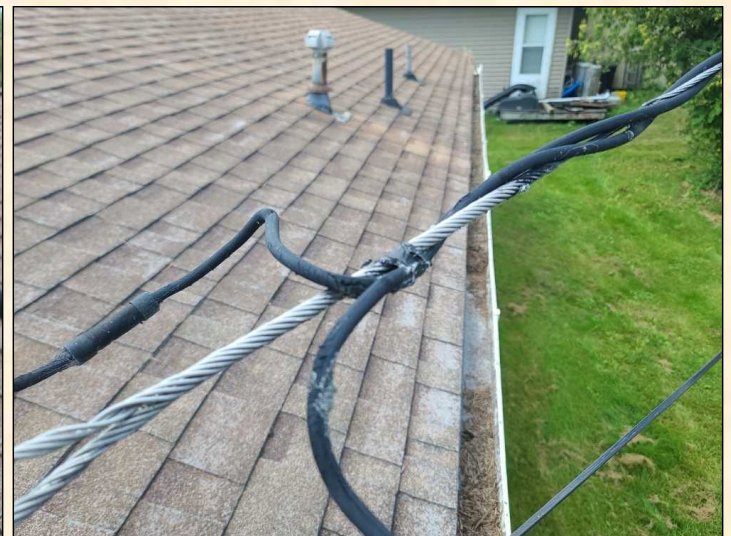
Observations:



- There is an overhead service drop noted.
- **Bare conductors observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.**



Bare conductors observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.



Bare conductors observed. Recommend review by a licensed electrician for repair or replacement, as necessary, prior to close.



# Roof

## 1. Roof Condition

Materials: Asphalt shingles noted.

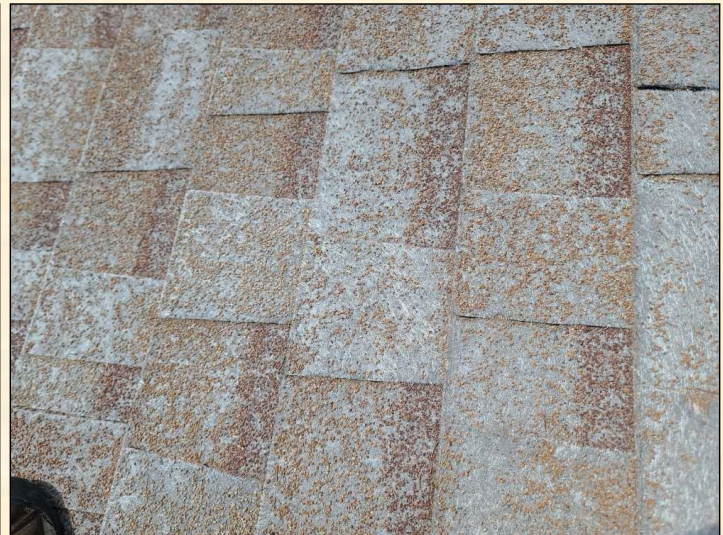
Observations:



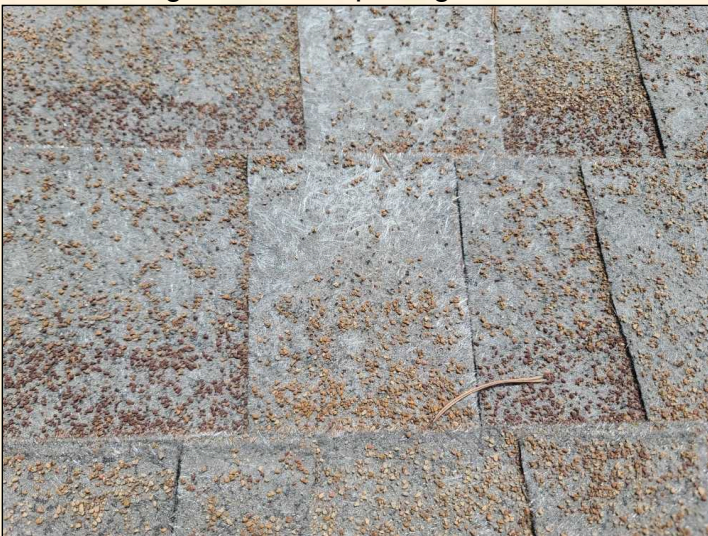
- Extensive granular lost noted with numerous tabs having almost complete granular loss.
- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.



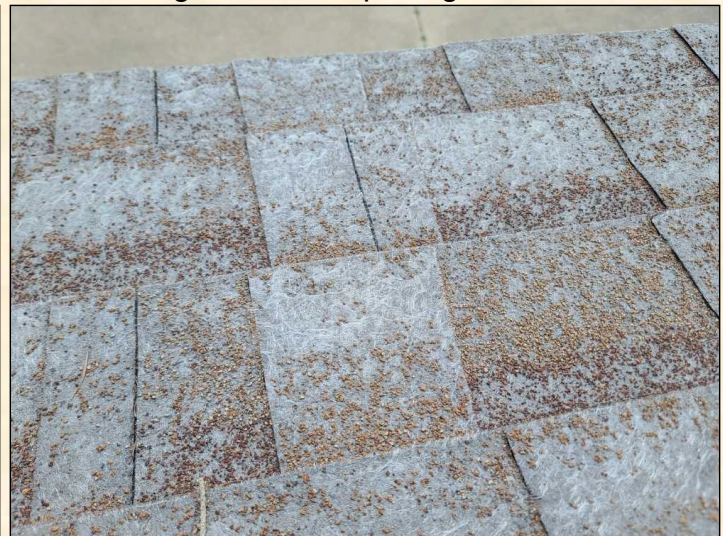
Extensive granular lost noted with numerous tabs having almost complete granular loss.



Extensive granular lost noted with numerous tabs having almost complete granular loss.



Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.



Roof Roof Condition



Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.



Roof Roof Condition



Vent boots from 2004. Estimated roof age



## 2. Flashing

Observations:



- One vent boot needs to be resealed or replaced.



One vent boot needs to be resealed or replaced.

### 3. Chimney

Observations:



- Brick and mortar deterioration observed; repair advised.



Brick and mortar deterioration observed; repair advised.

### 4. Spark Arrestor



### 5. Gutter

Observations:



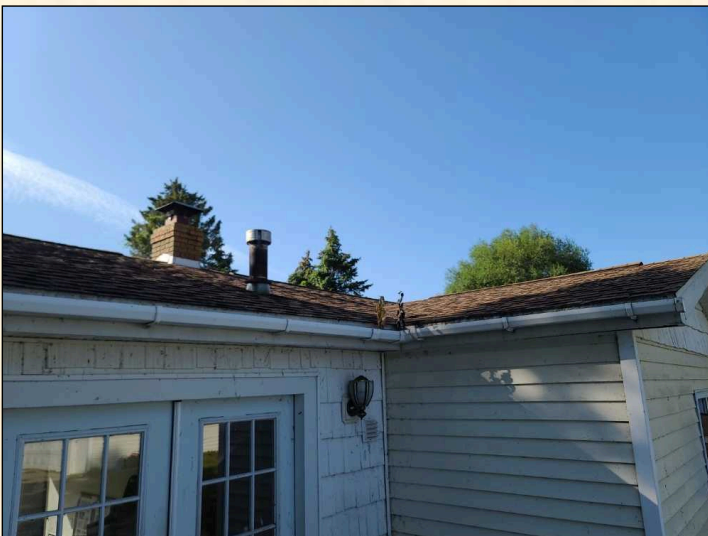
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
- Clean gutters: Significant amounts of debris evident.
- Downspouts missing and/ or broken; recommend installation.



Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



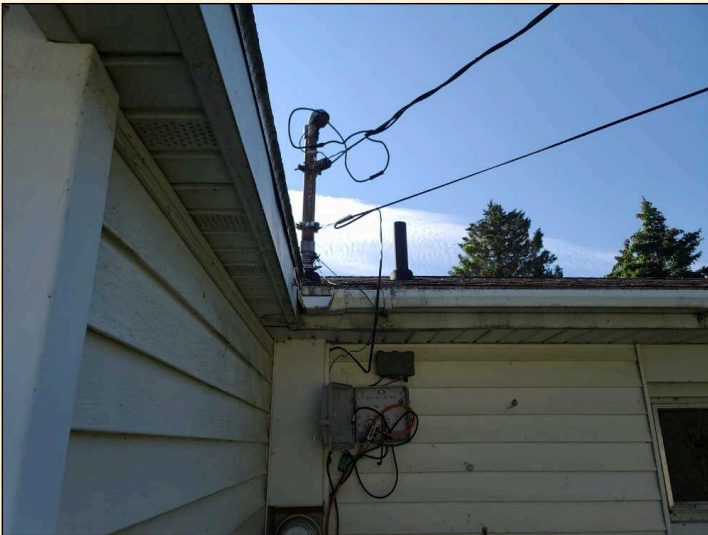
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Downspouts missing and/ or broken; recommend installation.



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Downspouts missing and/ or broken; recommend installation.



Clean gutters: Significant amounts of debris evident.



Clean gutters: Significant amounts of debris evident.





# Exterior Areas

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

## 1. Doors



## 2. Window Condition

Observations:



- Some window screens damaged.



Some window screens damaged.

## 3. Siding Condition

Materials: Vinyl siding, wood frame construction, concrete / block foundation



## 4. Eaves & Facia

Observations:



- Hornet nest observed on the southwest side. Unable to determine if this is an active nest or not. If anyone in the home is allergic to stings, it is recommended to have a this professionally removed.



Hornet nest observed on the southwest side. Unable to determine if this is an active nest or not. If anyone in the home is allergic to stings, it is recommended to have this professionally removed.



# Grounds

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

## 1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:



• There are numerous areas of damaged concrete surfaces. Concrete replacement is expensive. Recommend a concrete specialist provide an estimate for repair and or replacing.

• Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.



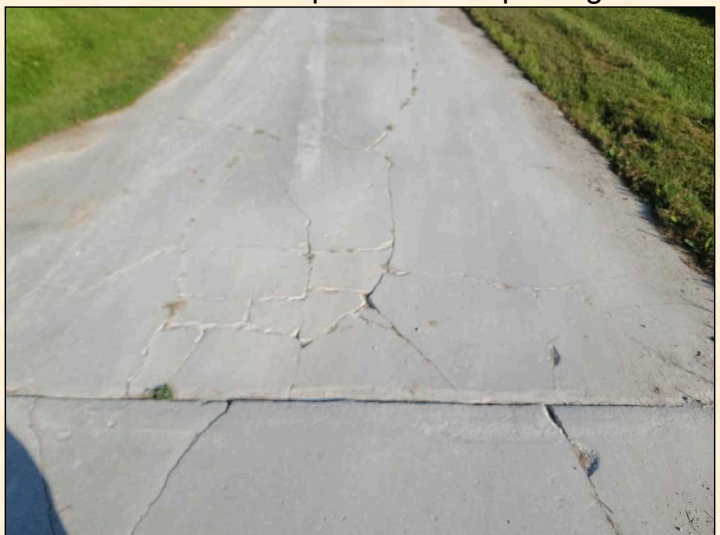
Grounds Driveway and Walkway Condition



There are numerous areas of damaged concrete surfaces. Concrete replacement is expensive. Recommend a concrete specialist provide an estimate for repair and or replacing.



Grounds Driveway and Walkway Condition



Grounds Driveway and Walkway Condition



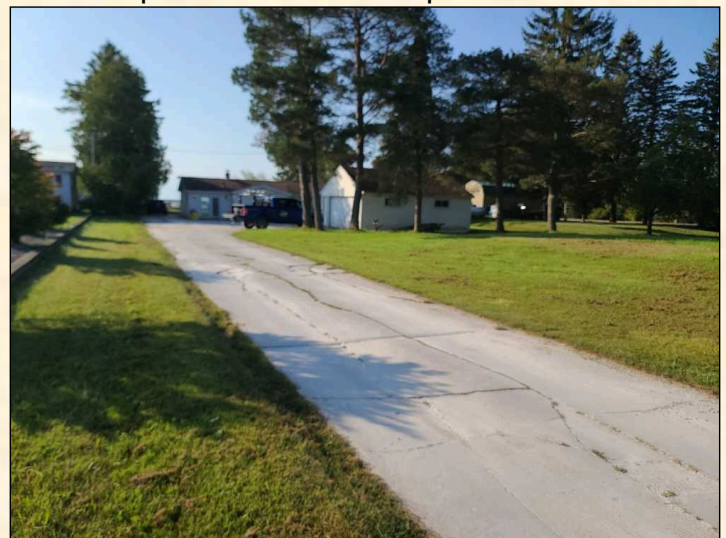
Grounds Driveway and Walkway Condition



Video  
Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.



Grounds Driveway and Walkway Condition



Grounds Driveway and Walkway Condition

## 2. Grading

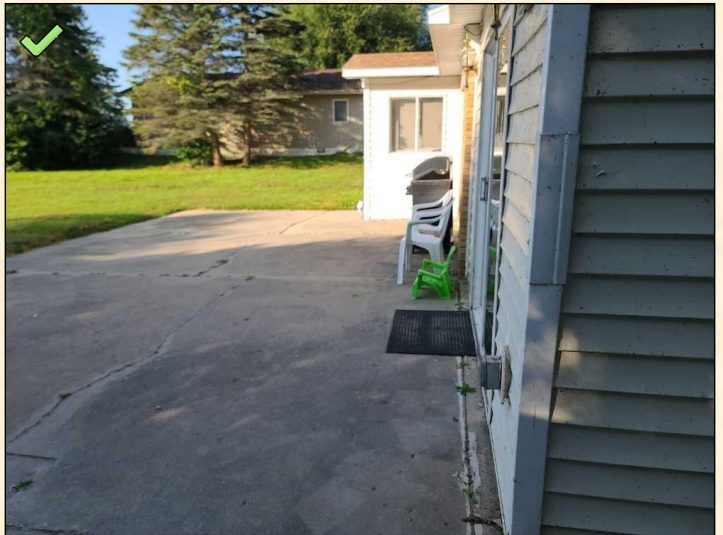
Observations:



- Low and settled grading was observed along the Northwestern (front) and Southwestern (side) areas of the home. Water can intrude affect the foundation.



Grounds Grading



Grounds Grading



Grounds Grading



Grounds Grading



Low and settled grading was observed along the Northwestern (front) and Southwestern (side) areas of the home. Water can intrude affect the foundation.



Low and settled grading was observed along the Northwestern (front) and Southwestern (side) areas of the home. Water can intrude affect the foundation.

### 3. Vegetation Observations



Observations:

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

### 4. Grounds Electrical



Observations:

- Waterproof outlet cover is loose and needs to be tightened.



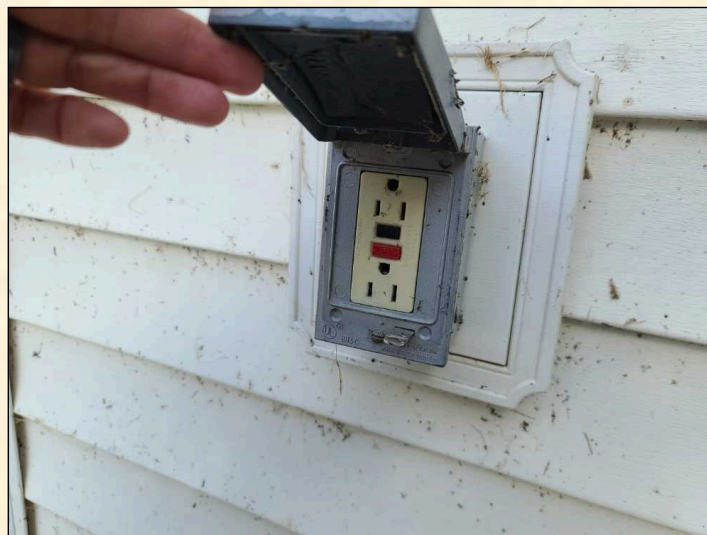
Waterproof outlet cover is loose and needs to be tightened.

### 5. GFCI



Observations:

- The exterior outlet GFCI did not shut of when tested, have a qualified electrician replace it.



The exterior outlet GFCI did not shut of when tested, have a qualified electrician replace it.

### 6. Main Gas Valve Condition



Materials: North side. • LP Gas shutoff located at the gas manifold - labeled and client made aware. • LPG shut off located on the tank.



Grounds Main Gas Valve Condition



15% propane



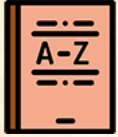
# Basement/Crawlspace



# Well

# Septic

Reference photos



# Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.