



INK HOME SERVICES
(616) 848-9401
inkhomeservices@gmail.com
<https://www.inkhomeservices.com>



INSPECTION REPORT

1234 Main St.
Grand Rapids MI 49546

Buyer Name
04/22/2018 9:00AM



Inspector
Danny Geurink
Certified Home Inspector, Licensed Builder
(616) 848-9401
inkhomeservices@gmail.com



Agent
Agent Name
555-555-5555
agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	5
2: ROOF	6
3: EXTERIOR	9
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE	15
5: HEATING	17
6: COOLING	20
7: ELECTRICAL	21
8: PLUMBING	25
9: ATTIC, INSULATION & VENTILATION	31
10: DOORS, WINDOWS & INTERIOR	32
11: BATHROOM(S)	36
12: KITCHEN	38
13: GARAGE	41
14: RADON	42
STANDARDS OF PRACTICE	43

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATIONS



HIGH IMPORTANCE

- ⊖ 2.1.1 Roof - Coverings: Damaged Shingles
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Improper Plumbing Vent
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Mildew/Algae
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Dryer Vent Dirty
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Melted Siding
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- ⚠ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- ⊖ 3.4.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Hangers Missing Fasteners
- 🔧 5.1.1 Heating - Equipment: Tune Up Recommended
- ⊖ 5.4.1 Heating - Vents, Flues & Chimneys: Chimney Cleanout
- 🔧 5.6.1 Heating - Solid Fuel Heating Device (Fireplace, Woodstove): Service Recommended
- ⊖ 7.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⚠ 7.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Fixture Issue
- ⚠ 7.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⚠ 7.6.1 Electrical - Smoke Detectors: Missing
- ⚠ 7.7.1 Electrical - Carbon Monoxide Detectors: Missing
- ⊖ 8.1.1 Plumbing - Main Water Shut-off Device: Damaged Shutoff
- ⊖ 8.2.1 Plumbing - Drain, Waste, & Vent Systems: Corroded Pipe
- ⊖ 8.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Pipe Vibrations - Well Pump
- ⊖ 8.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Water Hammer
- ⚠ 8.5.1 Plumbing - Fuel Storage & Distribution Systems: Gas Leak
- ⊖ 8.7.1 Plumbing - Dryer: Damaged
- ⊖ 8.9.1 Plumbing - Basement Sink: Missing Hardware
- ⊖ 10.1.1 Doors, Windows & Interior - Doors: Damaged Door

-
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Broken/Damaged Window Crank
 - ⚠ 10.2.2 Doors, Windows & Interior - Windows: Broken Pane
 - ⊖ 10.3.1 Doors, Windows & Interior - Floors: Minor Wear
 - ⊖ 10.3.2 Doors, Windows & Interior - Floors: Moderate Wear
 - ⊖ 10.6.1 Doors, Windows & Interior - Ceilings: Poor Repairs
 - ⊖ 10.8.1 Doors, Windows & Interior - Pests: Mice/Rodent Sign
 - ⊖ 11.3.1 Bathroom(s) - Showers and Tubs: Loose Drain Grill
 - ⊖ 11.4.1 Bathroom(s) - Sinks and Fixtures: Slow Drain
 - ⊖ 12.2.1 Kitchen - Refrigerator: Older
 - ⊖ 12.3.1 Kitchen - Range/Oven/Cooktop: Stove Not Working
 - ⊖ 13.5.1 Garage - Garage Door Opener: Poor Electrical Install

1: INSPECTION DETAILS

Information

In Attendance

Client, Inspector

Occupancy

Vacant

Temperature

35 Fahrenheit (F)

Type of Building

Detached, Single Family

Weather Conditions

Clear, Cold

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Gutters			X	
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

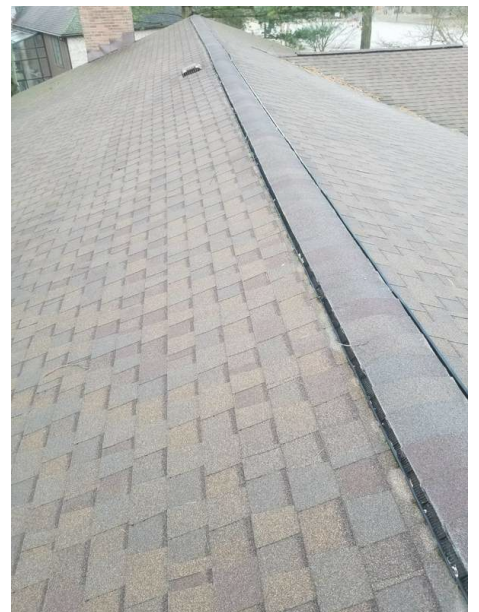


Layers

One

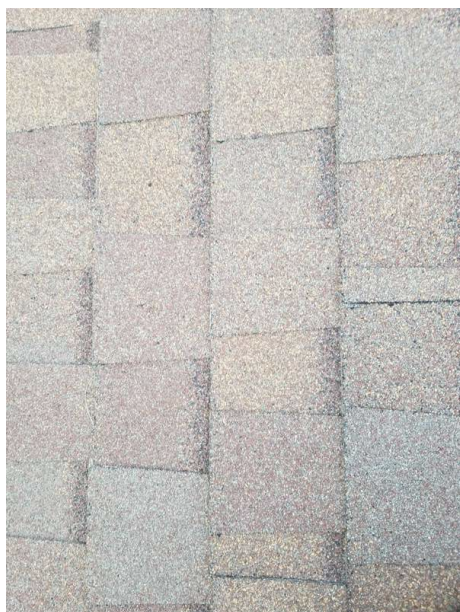
Roof Type/Style

Gable



Coverings: Material

Asphalt



Coverings: Estimated Age of Roof

5-10

Gutters: Gutter Material

None

Flashings: Material

Aluminum



Limitations

Gutters

NO GUTTERS PRESENT

At the time of inspection there are no gutters present, inspector recommends installing gutters to help move bulk moisture away from foundation. Recommend talking to a gutter installation company on options and cost to install gutters around the perimeter of the home

Recommendations

2.1.1 Coverings

DAMAGED SHINGLES

 Recommendations

Inspector noticed one or more shingles were damaged or missing during the inspection. We recommend talking to a qualified roofer on options and costs to repair or replace as deemed necessary.

Recommendation

Contact a qualified roofing professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

Recommendations

IMPROPER PLUMBING VENT

Inspector noticed one or more vents appeared to be installed improperly. You may wish to consult with a plumbing contractor on options and cost to repair or replace vent if needed.

Recommendation

Contact a qualified plumbing contractor.



3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Accessory Building			X	
3.8	Fencing			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Exterior Doors: Exterior Entry Door

Fiberglass, Steel, Glass

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Sidewalk Material

Concrete, Pavers

Decks, Balconies, Porches & Steps: Material

Wood

Siding, Flashing & Trim: Siding Material

Vinyl



Recommendations

3.1.1 Siding, Flashing & Trim

MILDEW/ALGAE



There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

Recommendations

DRYER VENT DIRTY

Inspector noticed the dryer vent was dirty at the time of the inspection. Recommend cleaning out the vent before use to avoid any possible fire hazard.

Recommendation

Recommended DIY Project



3.1.3 Siding, Flashing & Trim

Recommendations

MELTED SIDING

Inspector noticed one or more areas of the exterior siding that was melted. This can be because of a grill or exhaust that is improperly installed or too close to the siding. Recommend talking to a contractor on options and costs to repair or replace siding and move grill or vent to avoid future damage.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

Recommendations

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.4.1 Decks, Balconies, Porches & Steps

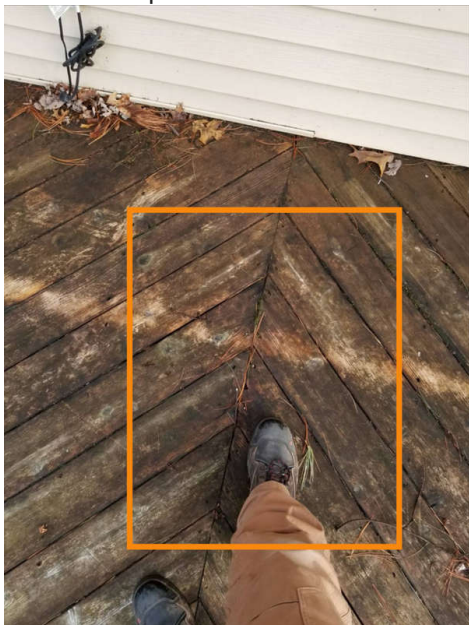
High Importance

DECK - ROTTED BOARDS

Inspector noticed one or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace damaged boards. You may wish to consult with a contractor on options and costs to replace deck.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

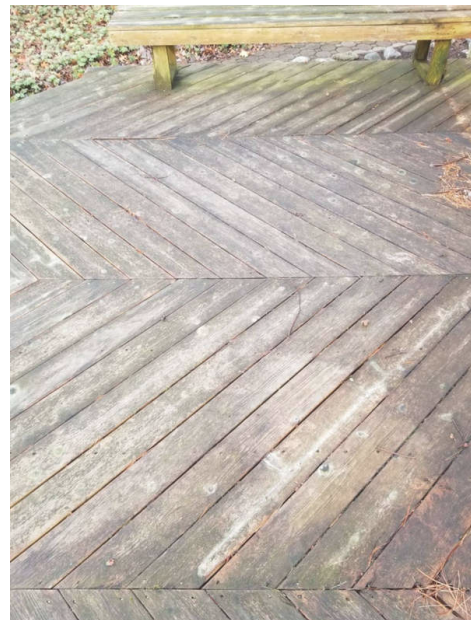
Recommendations

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation
Recommended DIY Project



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendations

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

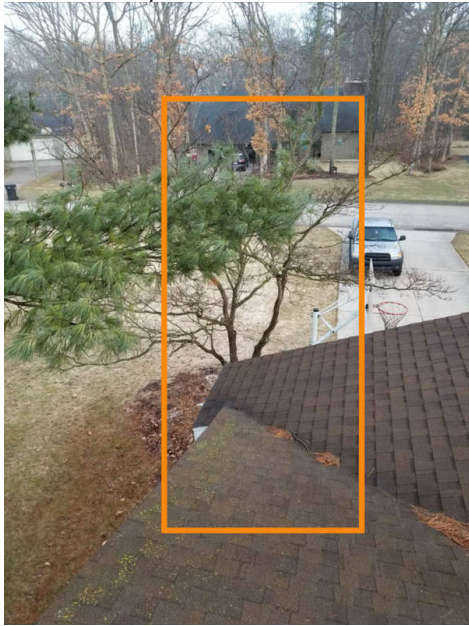
 Recommendations

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			X
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	WDO (Termites)				

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure: Material

Wood Joists, Steel I-Beams

Floor Structure: Sub-floor

Plywood

Floor Structure:

Basement/Crawlspace Floor

Concrete

Recommendations

4.1.1 Foundation

Recommendations

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



4.3.1 Floor Structure

Recommendations

HANGERS MISSING FASTENERS

Inspector noticed one or more hangers were missing fasteners. Recommend installing fasteners in hangers per the manufacturers recommendation.

Recommendation

Contact a qualified professional.



5: HEATING

		IN	NI	NP	R
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			X
5.5	Presence of Installed Heat Source in Each Room	X			
5.6	Solid Fuel Heating Device (Fireplace, Woodstove)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Carrier

Equipment: Energy Source

Natural Gas

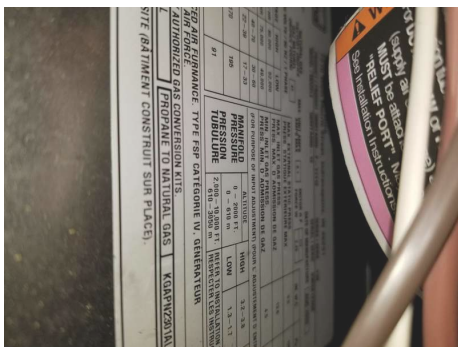
Equipment: Heat Type

Forced Air



Equipment: Year

2003



Equipment: Filter Size
16x25x1

Distribution Systems: Ductwork
Non-insulated



Solid Fuel Heating Device (Fireplace, Woodstove): Type
Wood



AFUE Rating
95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Recommendations

5.1.1 Equipment

TUNE UP RECOMMENDED



Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



5.4.1 Vents, Flues & Chimneys

 Recommendations

CHIMNEY CLEANOUT

Inspector noticed during the inspection that the chimney clean out was in need of service. Recommend talking to a chimney contractor on options and cost to repair or maintain.

Recommendation

Contact a qualified professional.



5.6.1 Solid Fuel Heating Device (Fireplace, Woodstove)

 Maintenance Item

SERVICE RECOMMENDED

Before operating your fireplace we recommend cleaning and inspection by a certified chimney sweep to verify that the chimney is in good maintenance and can be operated safely.

Recommendation

Contact a qualified chimney contractor.

6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment		X		
6.2	Normal Operating Controls		X		
6.3	Distribution System		X		
6.4	Presence of Installed Cooling Source in Each Room		X		

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooling Equipment: Energy Source/Type

Central Air Conditioner

Cooling Equipment: Location

Exterior West

Distribution System: Configuration

Central

Cooling Equipment: Brand

Energi Air Systems



Cooling Equipment: SEER Rating

14 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](http://Energy.gov).

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature (below 65 Fahrenheit). Running the compressor in cold conditions can cause damage.

7: ELECTRICAL

		IN	NI	NP	R
7.1	Service Entrance Conductors	X			
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X
7.4	Lighting Fixtures, Switches & Receptacles	X			X
7.5	GFCI & AFCI	X			X
7.6	Smoke Detectors	X			X
7.7	Carbon Monoxide Detectors	X			X
7.8	Doorbell	X			

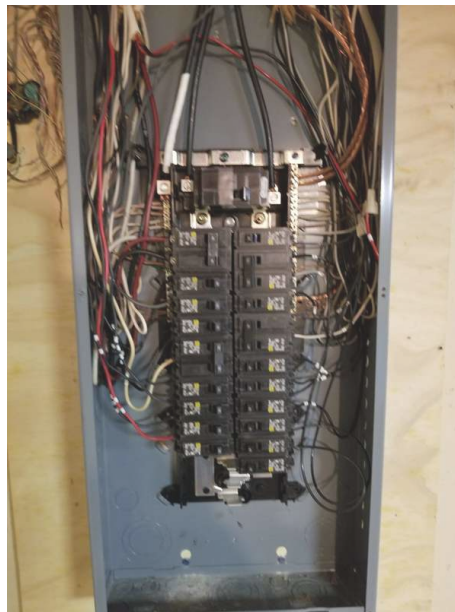
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

**Service Entrance Conductors:
Electrical Service Conductors**
220 Volts, Copper

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Basement

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**
100 AMP



**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Square D

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**
Circuit Breaker

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**
None

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**
Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Romex

Recommendations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

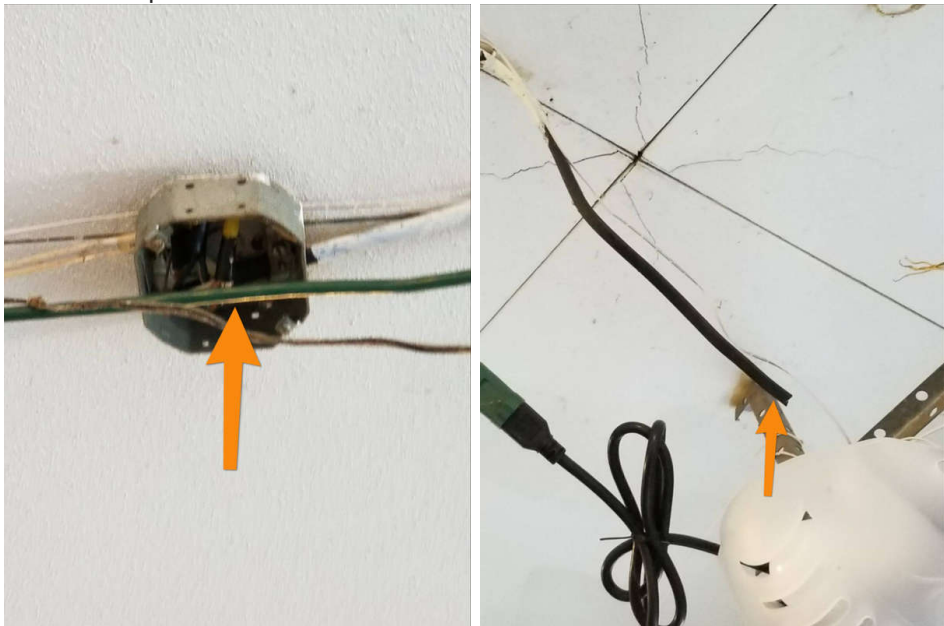
Recommendations

IMPROPER WIRING

There were one or more areas where the inspector noticed incorrect wiring practices. Recommend talking to a licensed electrician on options and costs to repair or replace.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

High Importance

LIGHT FIXTURE ISSUE

Inspector noticed one or more light fixtures in need of repair or replacement. Recommend talking to a licensed electrician on options and costs to repair or replace.

Recommendation

Contact a qualified electrical contractor.



7.5.1 GFCI & AFCI

High Importance

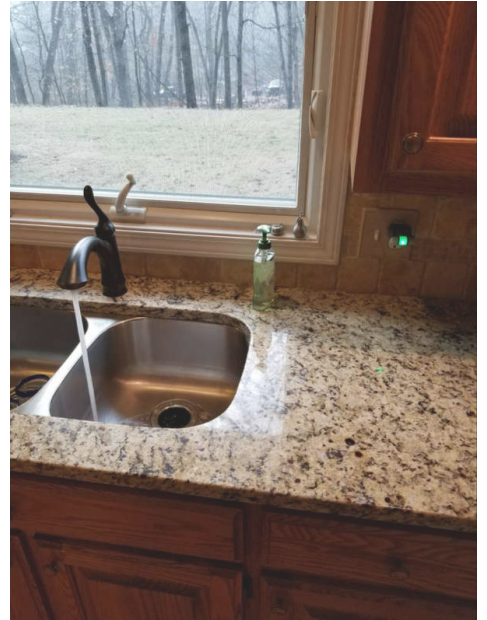
NO GFCI PROTECTION INSTALLED

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



7.6.1 Smoke Detectors

 High Importance

MISSING

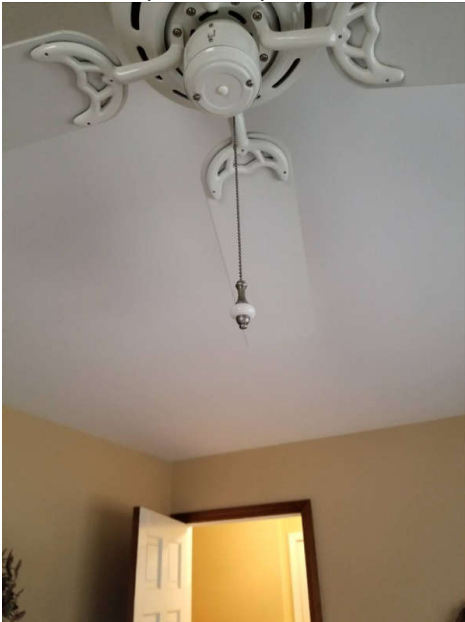
Inspector noticed one or more areas were missing smoke detectors. Recommend installation of smoke detectors to local code.

(MRC) R314.3 requires the installation in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedroom

Here is a link to our recommended smoke detector <http://amzn.to/2DvPwBa>

Recommendation

Contact a qualified professional.



7.7.1 Carbon Monoxide Detectors

 High Importance

MISSING

Inspector noticed that Carbon Monoxide detector was missing from one or more locations. Recommend installation of at least one low level CO monitor per floor.

Here is a link to a recommended CO2 detector

<http://amzn.to/2DweAHX>

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	R
8.1	Main Water Shut-off Device	X			X
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			X
8.6	Sump Pump			X	
8.7	Dryer	X			
8.8	Washer			X	
8.9	Basement Sink	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

Water Softener



Water Source

Well

Main Water Shut-off Device: Location

Basement



Drain, Waste, & Vent Systems:

Drain Size

3"

Drain, Waste, & Vent Systems:

Material

Copper, Iron

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

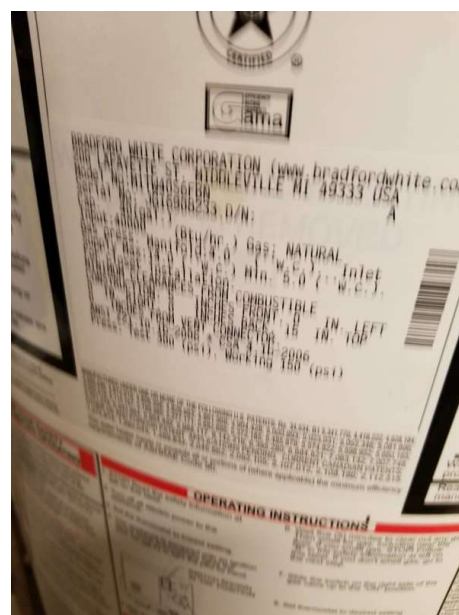
Unknown

Hot Water Systems, Controls, Flues & Vents: Power Source/Type

Gas

Hot Water Systems, Controls, Flues & Vents: Capacity

40 gallons



Hot Water Systems, Controls, Flues & Vents: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Year

2012

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Sump Pump: Location

None

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Recommendations

8.1.1 Main Water Shut-off Device

 Recommendations**DAMAGED SHUTOFF**

Inspector noticed one or more shut off valves that were damaged. Recommend talking to a licensed plumber on options in cost to repair or replace damaged shutoff valves

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Drain, Waste, & Vent Systems

 Recommendations**CORRODED PIPE**

One or more pipes was corroded at the time of inspection recommend consulting with a plumber on options and costs for repairs or replacement.

Recommendation

Contact a qualified plumbing contractor.



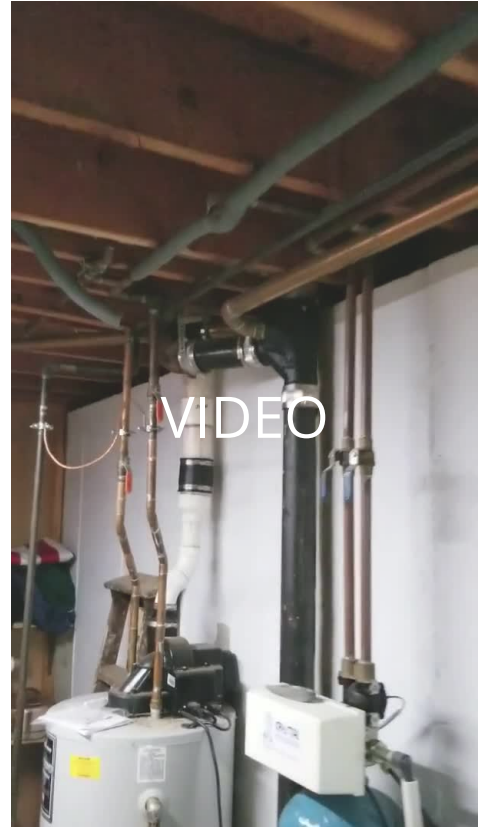
8.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendations**PIPE VIBRATIONS - WELL PUMP**

Inspector noticed that when well pump was operating one or more distribution pipes were vibrating. You may wish to consult with a licensed plumber on options in cost to fix this issue.

Recommendation

Contact a qualified professional.



8.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendations

WATER HAMMER

Inspector noticed that the well was making a loud water hammer noise at the end of its cycle. This may be an issue with the pressure or with one of the valves. Recommend talking to a plumber on options and costs to repair or replace.

Recommendation

Contact a qualified plumbing contractor.



8.5.1 Fuel Storage & Distribution Systems

 High Importance

GAS LEAK

Inspector noticed one or more gas leaks during the inspection. I recommend having a licensed HVAC contractor repair gas leak and retest gas lines.

Recommendation

Contact a qualified professional.



8.7.1 Dryer

 Recommendations

DAMAGED

Inspector noticed that although dryer appeared to be in working condition had one or more areas of damage. You may wish to Look at options in cost to repair or replace dryer.

Recommendation

Contact a qualified professional.



8.9.1 Basement Sink

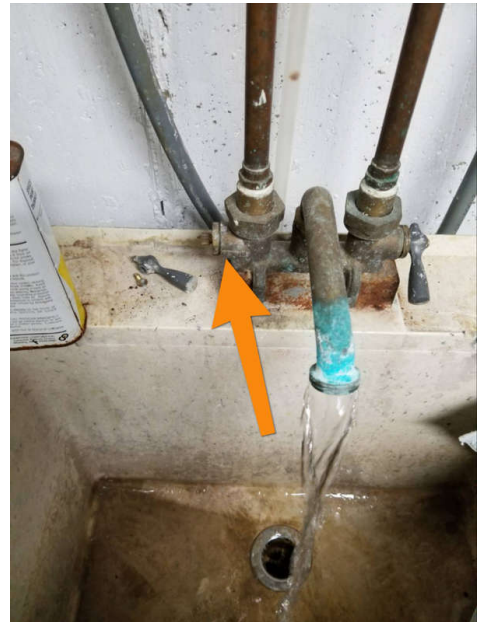
 Recommendations

MISSING HARDWARE

Inspector noticed that the basement sink was missing hardware. You may wish to consult with a licensed plumber on options and cost to repair or replace as deemed necessary.

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
9.1	Attic Insulation	X			
9.2	Ventilation	X			
9.3	Exhaust Systems	X			
9.4	Kneewalls			X	
9.5	Wall Insulation	X			
9.6	Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Insulation: R-value

30

Ventilation: Ventilation Type

Gable Vents, Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Attic Insulation: Insulation Type

Cellulose, Blown



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Trim	X			
10.5	Walls	X			
10.6	Ceilings	X			X
10.7	Steps, Stairways & Railings	X			X
10.8	Pests	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type

Casement

Floors: Floor Coverings

Carpet, Hardwood, Concrete

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Recommendations

10.1.1 Doors

 Recommendations

DAMAGED DOOR

One or more doors was damaged at the time of inspection. Repair or replace.

Recommendation

Contact a qualified carpenter.



10.2.1 Windows

 Recommendations

BROKEN/DAMAGED WINDOW CRANK

Inspector noticed one or more windows had a broken crank.
Recommend talking to a window repair man on options and costs to repair the broken crank(s)

Recommendation

Contact a qualified professional.



10.2.2 Windows

 High Importance

BROKEN PANE

One or more windows have a broken pane and should be repaired or replaced to avoid injury.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

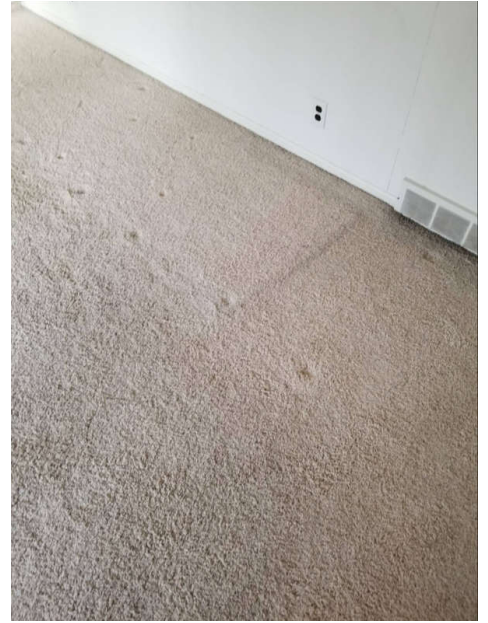
 Recommendations

MINOR WEAR

Floors were in overall good condition but exhibited minor wear and tear from general use. You may wish to consult with a flooring contractor on costs to repair or replace flooring if deemed necessary.

Recommendation

Contact a qualified flooring contractor



10.3.2 Floors

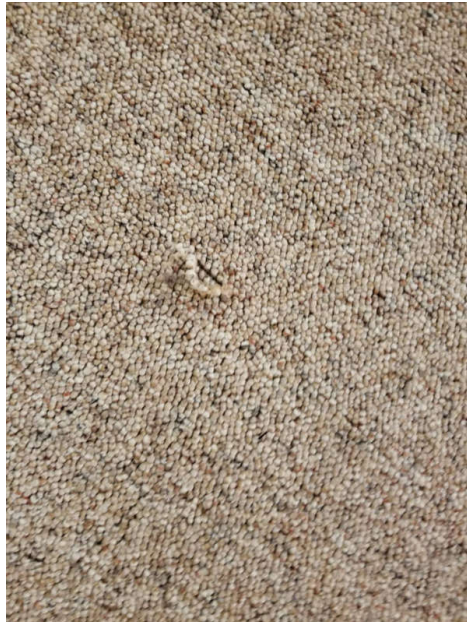
 Recommendations

MODERATE WEAR

Inspector noticed that the floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish or replacement as deemed necessary.

Recommendation

Contact a qualified flooring contractor



10.6.1 Ceilings

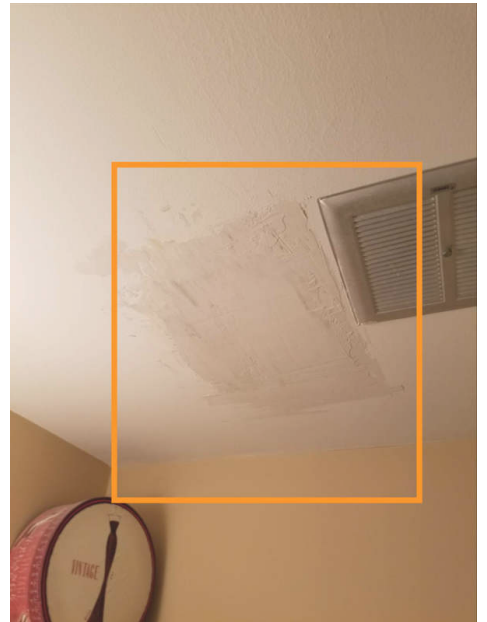
 Recommendations

POOR REPAIRS

Inspector noticed one or more areas of the ceiling with poor prior repairs. Recommend talking to a drywall professional on options and costs to repair these areas.

Recommendation

Contact a qualified drywall contractor.



10.8.1 Pests

 Recommendations

MICE/RODENT SIGN

Inspector noticed one or more locations had sign of current or previous rodents. Inspector noticed either mousetraps, nesting material, damage or fecal matter.

Recommendation

Contact a qualified pest control specialist.



11: BATHROOM(S)

		IN	NI	NP	R
11.1	Bathroom Countertops & Cabinets	X			
11.2	Toilets	X			
11.3	Showers and Tubs	X			X
11.4	Sinks and Fixtures	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Number of Bathrooms

3

Bathroom Countertops & Cabinets: Countertop Material

Composite, Other

Bathroom Countertops & Cabinets: Cabinetry

Wood



Recommendations

11.3.1 Showers and Tubs

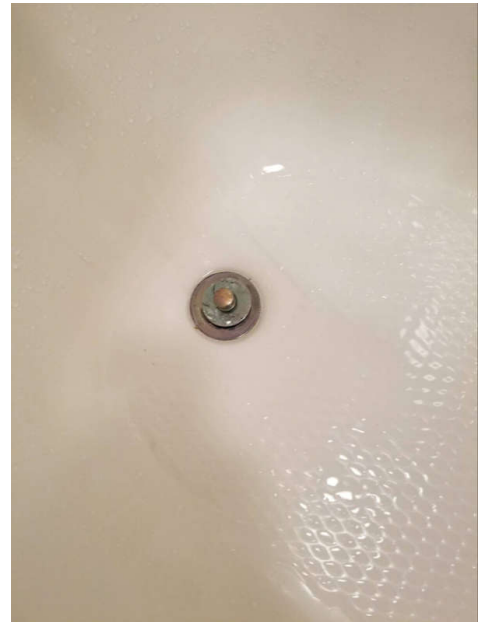
LOOSE DRAIN GRILL



Drain Grill was loose at the time of the inspection. Recommend talking to a qualified contractor on options and cost to repair or replace the drain grill.

Recommendation

Contact a qualified professional.



11.4.1 Sinks and Fixtures

SLOW DRAIN

Inspector noticed one or more sinks were draining slowly during the inspection. Recommend talking to a licensed plumber on options and costs to unclog or repair.

Recommendation

Contact a qualified plumbing contractor.



12: KITCHEN

		IN	NI	NP	R
12.1	Dishwasher	X			
12.2	Refrigerator	X			X
12.3	Range/Oven/Cooktop		X		X
12.4	Garbage Disposal	X			
12.5	Kitchen Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand
Kitchenaid



Refrigerator: Brand
Kenmore



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:

Range/Oven Brand

Whirlpool

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Kitchen Countertops & Cabinets:

Countertop Material

Granite



Kitchen Countertops & Cabinets: Cabinetry

Wood



Limitations

Range/Oven/Cooktop

NO POWER

Inspector noticed that even though the oven was plugged in and the breaker was on there was no power to the stove.

Recommendations

12.2.1 Refrigerator

 Recommendations

OLDER

Inspector noticed that the fridge was older. Although fridge appeared to be working you may wish to price out the cost to replace the fridge if deemed necessary.

Recommendation

Contact a qualified professional.



12.3.1 Range/Oven/Cooktop

 Recommendations

STOVE NOT WORKING

Inspector noticed that the stove was not working even though it was plugged in and the breaker was on. Recommend looking at options and cost to repair or replace if necessary.

Recommendation

Contact a qualified appliance repair professional.



13: GARAGE

		IN	NI	NP	R
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			
13.5	Garage Door Opener	X			X
13.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door: Material
Metal

Garage Door: Type
Sliding, Automatic

Recommendations

13.5.1 Garage Door Opener

POOR ELECTRICAL INSTALL

Recommendation

Contact a qualified professional.



14: RADON

		IN	NI	NP	R
14.1	Radon	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Radon: Radon Test Underway

A radon test is currently being performed at the home. Inspector will notify you when the results are back.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Radon

The following radon test results are based on "Closed House Conditions" maintained throughout the testing period. The homeowner has been instructed on what conditions the home should be kept in and has signed off that they have not messed with the testing equipment or process. This radon test was performed using an electronic continuous radon monitor.

There is an uncertainty with any measurement result. Daily and seasonal variations in radon concentrations as well as interferences with the necessary test conditions may or may not influence the results.

For more information on radon visit <https://www.epa.gov/radon>