



SUMMARY

1234 Main St. Traverse City MI 49686

Buyer Name
05/08/2018 9:00AM

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YOUR REPORT

Thank you for choosing HomeXam to inspect your home! **Please read your entire inspection report.** If you have any questions during the closing process, please ask us. We strive to perform every home inspection in accordance with the standards of practice as set forth by InterNachi. (International Association of Certified Home Inspectors) This report is based on a visual inspection of the structure with a focus on safety and function, not on current building codes. Any recommendations made by HomeXam should be addressed prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Comment Key - Definitions

This report divides deficiencies into three categories;

Maintenance Items/Minor Defects - Items or components that were found to be in need of basic general maintenance and/or may need minor repairs which may improve functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the next two categories and can be addressed by a **Homeowner** or **Handyman**. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

Recommendations/ Moderate Defect - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a **Handyman** or **Qualified Contractor** and are not considered routine maintenance or DIY repairs.

Safety Items/Major Defect - Items or components that represented a safety hazard or that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a **Qualified Contractor**.

These categorizations are in our professional opinion and based on what we observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free

to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.

3.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP DETERIORATION

 Recommendation

Chimney cap is showing signs of significant rusting. Recommend painting.

Recommendation

Contact a qualified chimney contractor.

4.3.1 Exterior Doors

ROT AT DOOR JAMBS

 Recommendation

Rot observed at the bottom of door jams by the back deck.

Recommendation

Contact a qualified professional.



4.4.2 Walkways, Patios & Driveways

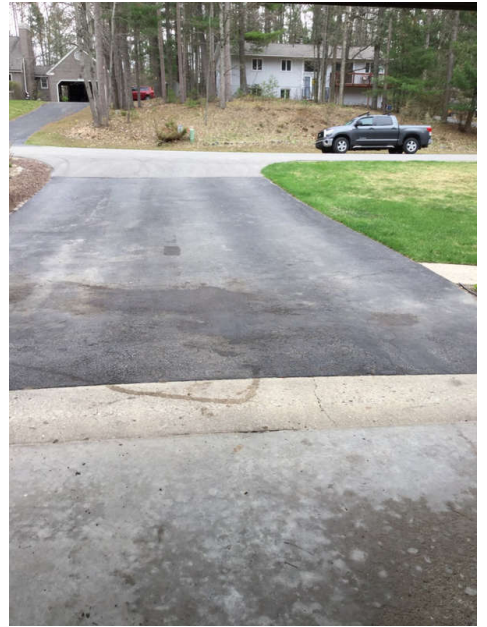
DRIVEWAY DRAINING TOWARDS HOME

 Recommendation

The driveway has a negative slope and drains towards the structure. No water intrusion was noted but recommend monitoring for possible future water intrusion.

Recommendation

Contact a qualified driveway contractor.



4.4.3 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project



4.5.2 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor.

Recommendation

Contact a qualified deck contractor.





4.5.3 Decks, Balconies, Porches & Steps

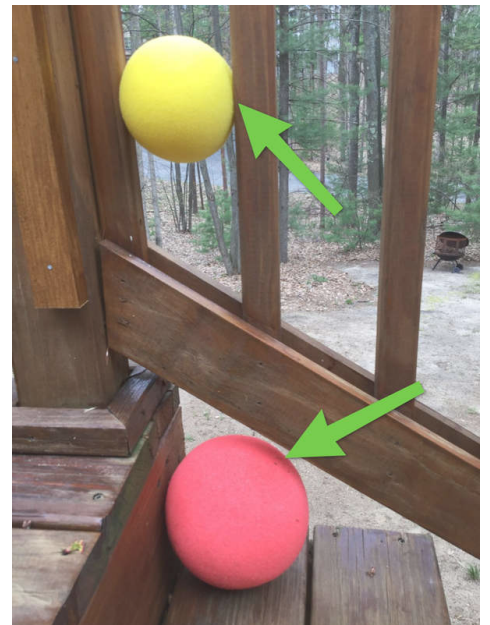
RAILING UNSAFE

 Safety Hazard / Defect

There is an unsafe opening in the railing. The spacing on the rail should not exceed 4". An opening greater than 4" is a serious safety hazard especially for children as their head or other body part can become trapped.

Recommendation

Contact a qualified deck contractor.



4.7.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendation

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



6.1.1 Equipment

NEEDS SERVICING/CLEANING

 Recommendation

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

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

Recommendation

Contact a qualified HVAC professional.

6.4.1 Vents, Flues & Chimneys

FIREPLACE CHIMNEY

 Recommendation

Recommend cleaning fireplace chimney prior to first use.

Recommendation

Contact a qualified chimney sweep.

8.1.1 Main Water Shut-off Device

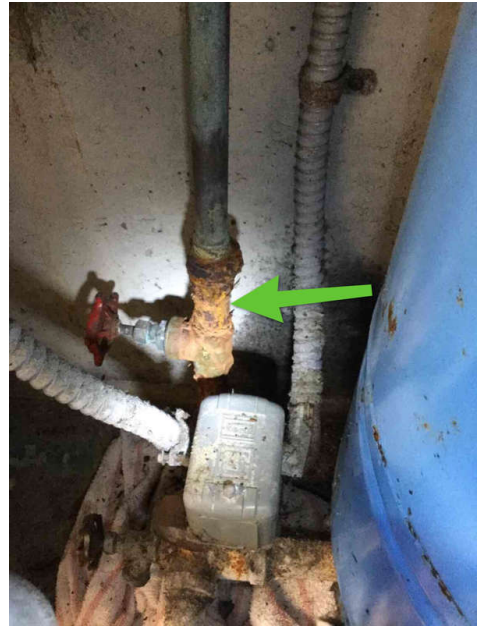
CORROSION

 Recommendation

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.

Recommendation

Contact a qualified plumbing contractor.



8.2.1 Drain, Waste, & Vent Systems

IMPROPER CONNECTION

BASEMENT AND UNDER KITCHEN SINK

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair. (There was electrical tape wrapped around plumbing pipes)

Recommendation

Contact a qualified plumbing contractor.

 Recommendation



8.4.1 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present under water heater. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation

9.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

 Safety Hazard / Defect

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.



9.6.1 Smoke Detectors

INADEQUET SMOKE DETECORS THROUGHOUT HOUSE

 Safety Hazard / Defect

Recommendation

Contact a qualified professional.



9.7.1 Carbon Monoxide Detectors

NO CARBOM MONOXIDE DETECTORS WERE OBSERVED

 Safety Hazard / Defect

Recommendation

Contact a qualified professional.

10.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Recommendation

ATTIC

Bathroom fan vents into the attic, which can cause moisture build up in attic. Recommend a qualified contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.

12.1.1 Dishwasher

IMPROPERLY INSTALLED DRAIN PIPE

Recommendation

Dishwasher drain pipe was installed improperly. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

13.5.1 Garage Door Opener

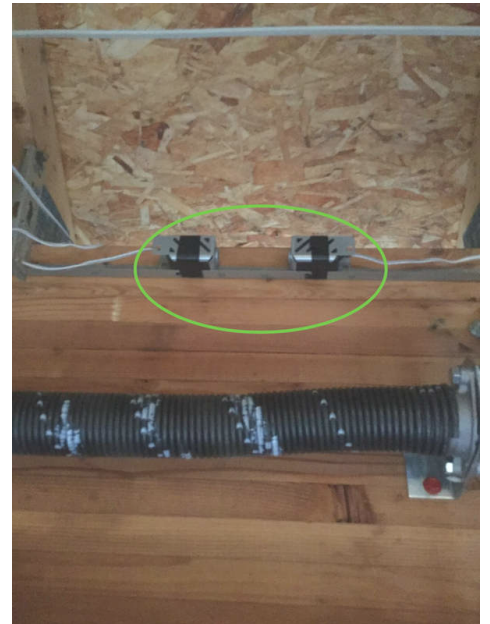
GARAGE DOOR SENSOR

Safety Hazard / Defect

Improperly installed garage door sensor. Sensor is wired to bypass this safety feature and could result in serious injury to people or pets caught under a closing door.

Recommendation

Contact a qualified garage door contractor.



13.6.1 Occupant Door (From garage to inside of home)

Recommendation

NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.

