



SUMMARY
1234 Main St. Grand Rapids MI 49546
Buyer Name
01/28/2018 9:00AM

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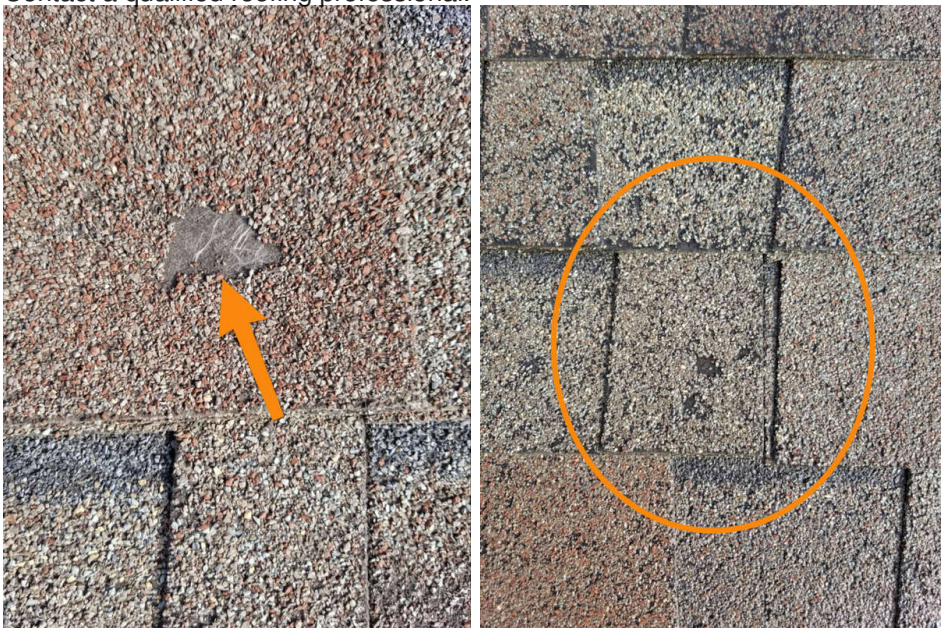
2.1.1 Coverings

GRANUALS MISSING

Recommendation

The inspector noticed that there was one or more areas of shingles with missing granuals. This should not affect the roofs ability to shed water but is an indicator that the roof is nearing the end of its usefulness. Recommend talking to a roofing contractor for options and costs to replace.

Recommendation
Contact a qualified roofing professional.



2.2.1 Gutters

DOWNPOUULT EXTENSION DAMAGED

Recommendation

One or more downspout extensions were damaged. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation
Contact a qualified professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

METAL CHIMNEY RUST

The metal chimney shows evidence of rust and/or rusting. Recommend monitoring the chimney which may have to be replaced at some point.

Recommendation

Contact a qualified repair chimney contractor.



3.1.1 Siding, Flashing & Trim

DRYER VENT

Dryer vent in need of repair or replacement

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.





3.1.3 Siding, Flashing & Trim

MINOR DAMAGE

 Recommendation

One or more areas showed signs of minor damage. Consult a siding contractor on options and costs to replace.

Recommendation

Contact a qualified siding specialist.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

 Recommendation

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

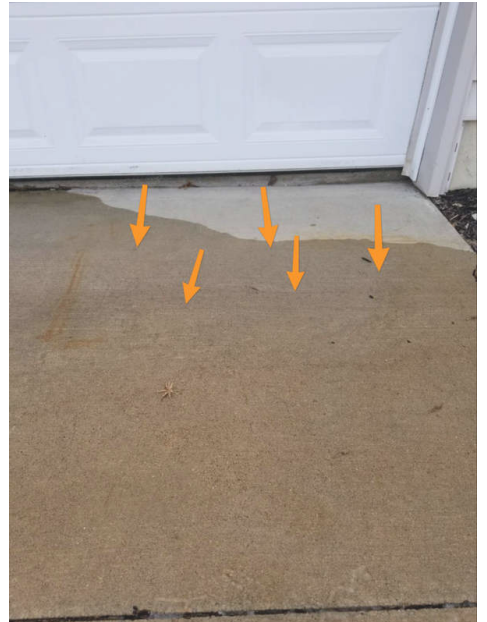


3.3.2 Walkways, Patios & Driveways

DRIVEWAY SETTLING

Inspector noticed one or more areas of the driveway had settled. Recommend talking to a contractor on options and costs to repair or replace.

Recommendation
Contact a qualified professional.



3.4.2 Decks, Balconies, Porches & Steps

JOISTS HANGERS - MISSING NAILS

Inspector noticed one or more hangers missing nails. Recommend installing nails in hanger per the manufacturer guidelines.

Recommendation
Contact a qualified professional.





3.6.1 Vegetation, Grading, Drainage & Retaining Walls

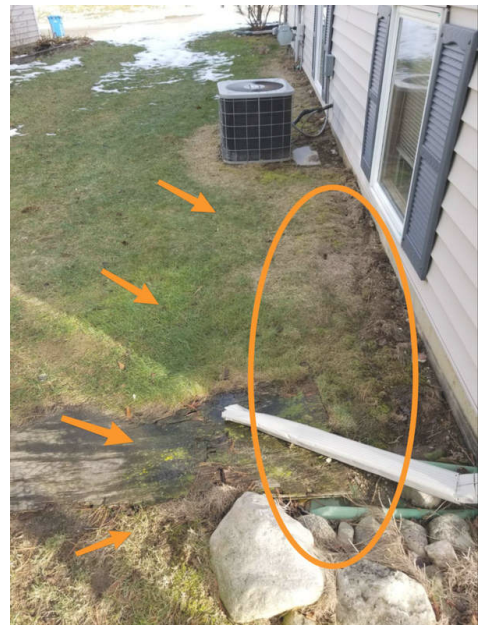
NEGATIVE GRADING

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 landscaper or gardener.



4.1.1 Foundation

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.





4.2.1 Basements & Crawlspaces

PREVIOUS MOISTURE

 Recommendation

Inspector noticed signs of previous moisture intrusion. Recommend talking to a contractor on options and costs to prevent future moisture issues in the basement.

Recommendation
Contact a qualified professional.



7.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED/MISSING

 Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation
Contact a qualified electrical contractor.



7.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

 Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



7.7.1 Carbon Monoxide Detectors

MISSING

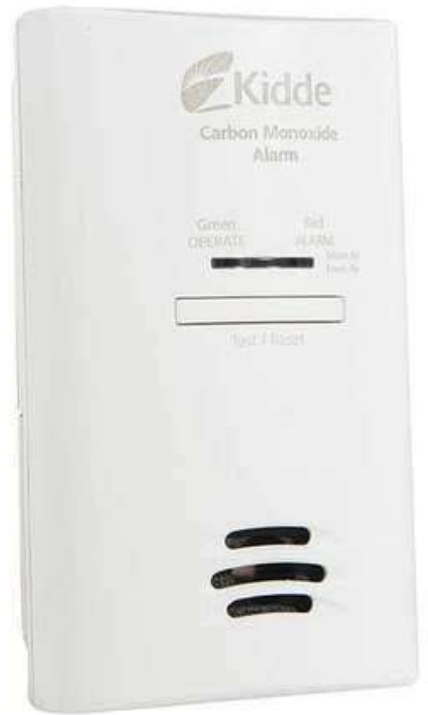
 Safety Hazard

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.

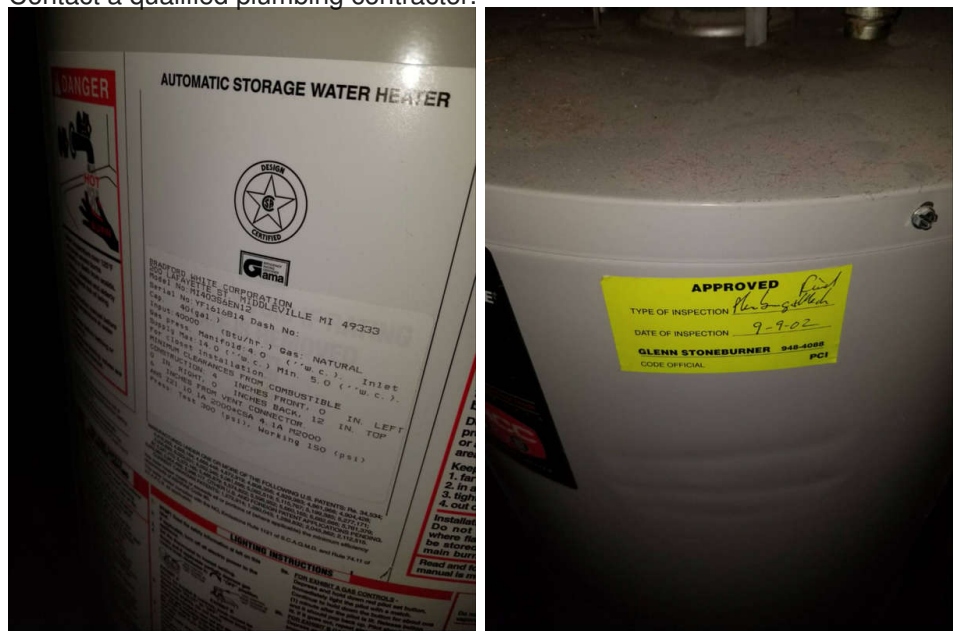


8.4.1 Hot Water Systems, Controls, Flues & Vents
NEARING OR PAST LIFE EXPECTANCY

Recommendation

This water heater is nearing or past the average lifespan of a water heater (10-12 years) Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

Recommendation
 Contact a qualified plumbing contractor.



8.4.2 Hot Water Systems, Controls, Flues & Vents
PAST LEAK

Recommendation

Inspector noticed evidence of a past leak. In most cases this is a sign that the water heater is nearing the end of its useful life. You may wish to talk to a licensed plumber on options and costs to replace.

Recommendation
Contact a qualified plumbing contractor.



8.4.3 Hot Water Systems, Controls, Flues & Vents

WATER HEATER SEDIMENT

 Recommendation

Inspector noticed that the water heater had a popping sound when on. This is usually a sign of sediment in the tank. Sometimes sediment can be removed by draining the tank. Recommend talking to a plumber on options and costs to repair or replace the water heater if draining does not take care of the issue.

Recommendation
Contact a qualified plumbing contractor.

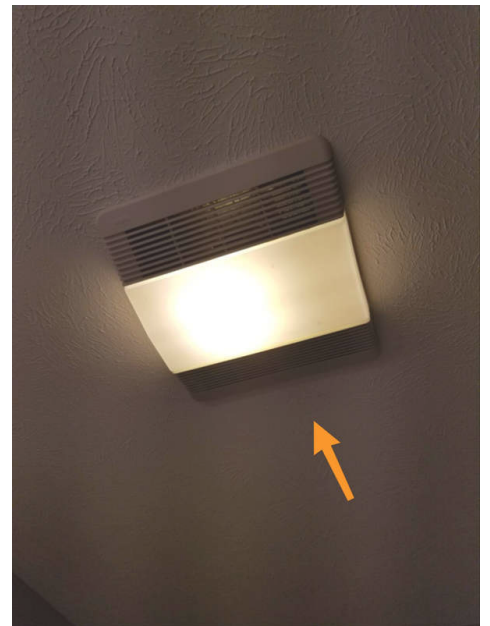
9.3.1 Exhaust Systems

BATH FAN NOISY

 Recommendation

Although the bath fan turned on it was very noisy. Bath fan should be cleaned or replaced.

Recommendation
Contact a qualified electrical contractor.



9.4.1 Kneewalls

INADEQUATE INSULATION

 Recommendation

One or more kneewalls were poorly insulated. This can lead to ghosting on the cathedral ceiling walls. You may wish to consult with an insulation contractor on options and costs to repair these areas.

Recommendation

Contact a qualified insulation contractor.



10.1.1 Doors

DOOR MISSING

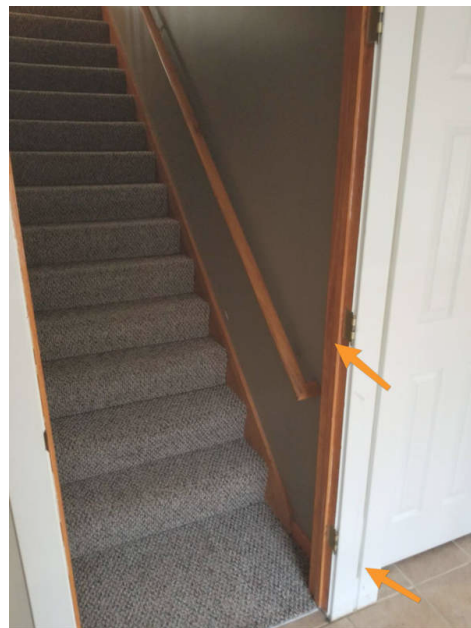


Recommendation

One or more doors were missing during the inspection.

Recommendation

Contact a qualified carpenter.



10.2.1 Windows

DAMAGED/MISSING SCREEN



Recommendation

One or more window screens were damaged or missing. Inspector recommends looking at options and costs to repair or replace.

Recommendation

Contact a qualified window repair/installation contractor.



10.2.2 Windows

EVIDENCE OF PREVIOUS MOISTURE

 Recommendation

Inspector noticed that some of the windows had signs of previous moisture. This can be due to windows being left open or thermal bridging (wood windows) You may wish to talk to a licensed contractor on options to paint or replace if needed.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

CARPET STAINS

 Recommendation

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



10.3.2 Floors

FLOORING DAMAGE

LAUNDRY ROOM

Inspector noticed one or more areas of flooring had evidence of damage. You may wish to talk to a contractor on options and costs to repair or replace.

Recommendation

Contact a qualified flooring contractor



10.3.3 Floors

POOR INSTALL (TILE)

BASEMENT

One or more areas of tile was installed poorly. You may wish to talk to a contractor on options and costs to remove tile and replace with new.

Recommendation

Contact a qualified flooring contractor





10.4.1 Trim

TRIM MISSING/DAMAGED

 Recommendation

Trim was missing in one or more locations. Recommend installing trim by a qualified contractor.

Recommendation

Contact a qualified carpenter.



10.5.1 Walls

WALL CRACKS

 Recommendation

Minor cracks were apparent in the drywall in one or more locations. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age however you may wish to have the area evaluated by a structural engineer.

Recommendation

Contact a qualified professional.



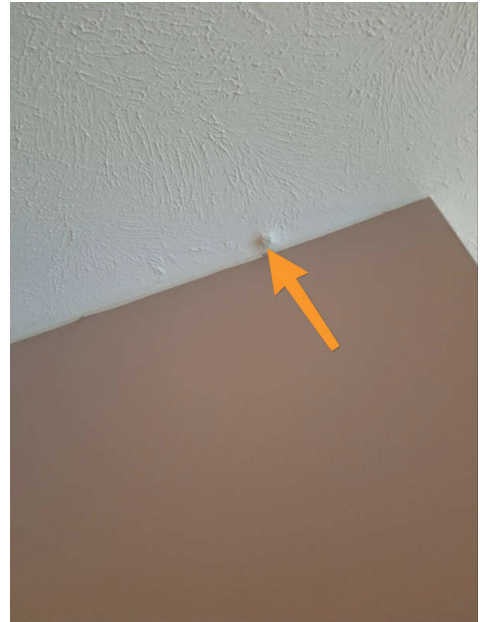
10.5.2 Walls

NAIL POPS

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation

Contact a qualified drywall contractor.



10.5.3 Walls

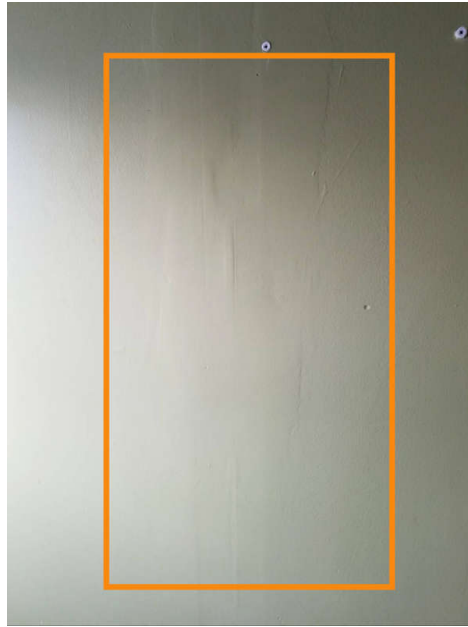
POOR INSTALL

One or more walls showed evidence of poor Install. Recommend talking to a contractor on options and costs to repair or replace.

Recommendation

Contact a qualified professional.





10.5.4 Walls

HOLE

There were one or more holes in the drywall at the time of the inspection. Recommend talking to a licensed contractor on options and costs to patch drywall.

Recommendation

Contact a qualified drywall contractor.



10.6.1 Ceilings

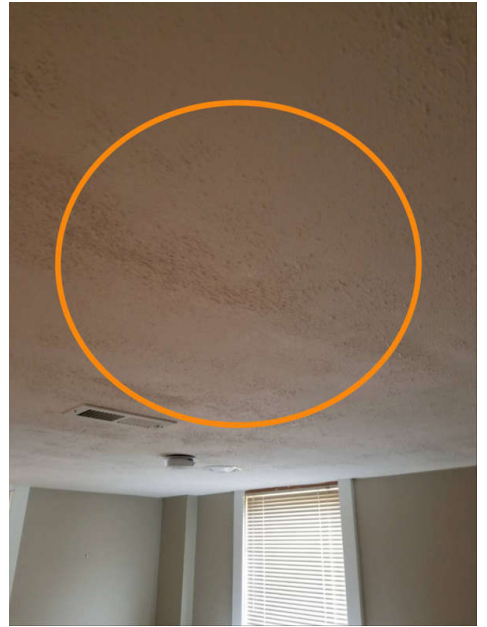
POOR INSTALL

Ceiling showed evidence of poor workmanship. Recommend talking to a qualified contractor on options and costs to repair or replace.

Recommendation

Contact a qualified professional.





12.1.1 Dishwasher

SERVICE RECOMMENDED

Inspector noticed that the dishwasher did not appear to be working properly. Inspector recommend talking to a appliance repair person on options and costs to repair or replace.

Recommendation

Contact a qualified appliance repair professional.

