



SUMMARY

1234 Main St. Freeland MI 48623

Buyer Name
04/01/2019 9:00AM

Steven Owens
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2.1.1 Siding, Flashing & Trim

TRIM- DETERIORATED

Recommendation

Trim around the window has deteriorated. This can allow moisture into the building envelope. Recommend repair or replacement by qualified professional.

Recommendation
Contact a qualified professional.



2.2.1 Exterior Doors

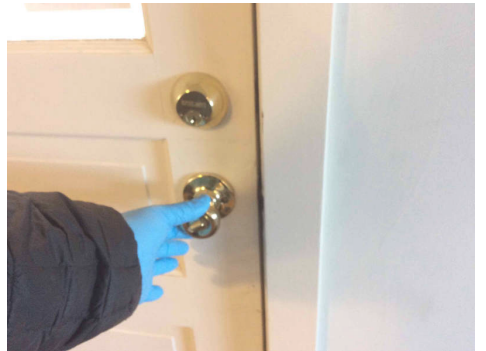
HARDWARE STICKING

Recommendation

WEST ENTRANCE

Door hardware is difficult to use. Recommend lubrication or replacement.

Recommendation
Recommended DIY Project



3.1.1 Coverings

SHINGLES MISSING

Recommendation

ABOVE PORCH

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation
Contact a qualified roofing professional.



3.2.1 Roof Drainage Systems

GUTTERS MISSING

 Recommendation

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation
Contact a qualified handyman.

4.1.1 Foundation

HEAVING/SETTLING

 Recommendation

The floor shows movement/settling due to soil movement. This can compromise the structural integrity of the home. Recommend a qualified structural engineer evaluate and advise on how to remedy.

Recommendation
Contact a qualified structural engineer.

4.3.1 Floor Structure

EVIDENCE OF STRUCTURAL MOVEMENT

 Recommendation

BENEATH LIVING ROOM/STAIRWAY

Floor joist have been notched to rest on ledger on the main beams of the house. These beams have separated from the notched area leaving less than 1 inch of joist resting on the ledger board. Recommend a structural expert review and make recommendations for repair.

Recommendation
Contact a qualified professional.



4.3.2 Floor Structure

JOISTS NEED REPAIR

 Recommendation

One or more floor joists were damaged. This can cause damage to the structural integrity of the home. Recommend a qualified structural expert evaluate and advise on how to correct.

Recommendation

Contact a qualified structural engineer.



Joist has cracked



Joist have cracked

4.4.1 Wall Structure

EVIDENCE OF STRUCTURAL MOVEMENT



Recommendation

The right wall of the stairwell is leaning away from the center of the room. This is evidence of structural movement. This area is directly above the mainbeam with the damaged joist. No current cracking was evident to suggest the home is still moving.

Recommendation

Contact a qualified professional.



4.4.2 Wall Structure

EVIDENCE OF WATER INTRUSION



Recommendation

GROUND FLOOR BATHROOM

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified professional.



4.5.1 Ceiling Structure

EVIDENCE OF STRUCTURAL MOVEMENT



Recommendation

Evidence of structural movement was found in the ceiling structure. This is common in home of this age. Recommend monitoring for cracking.

Recommendation

Contact a qualified professional.



4.5.2 Ceiling Structure

Recommendation

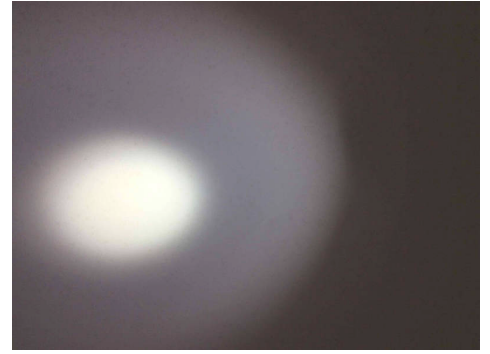
MOLD

DESK AREA

Observed signs of mold on the ceiling. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

Contact a qualified mold inspection professional.



6.3.1 Water Supply, Distribution Systems & Fixtures

Recommendation

TOILET LEAKING

SECOND FLOOR BATHROOM

Toilet is loose at the base. Recommend a qualified plumber evaluate and repair to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Lighting Fixtures, Switches & Receptacles

Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



7.4.2 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUND RECEPTACLE

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.

Recommendation

Contact a qualified electrical contractor.





7.5.1 GFCI & AFCI

IMPROPER INSTALLATION

GROUND FLOOR BATHROOM

GFCI Outlets in the bathroom are not operating as intended. Recommend an electrical contractor evaluate and correct.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.3.1 Floors

BOARDS LOOSE

DINING/LIVINGROOM

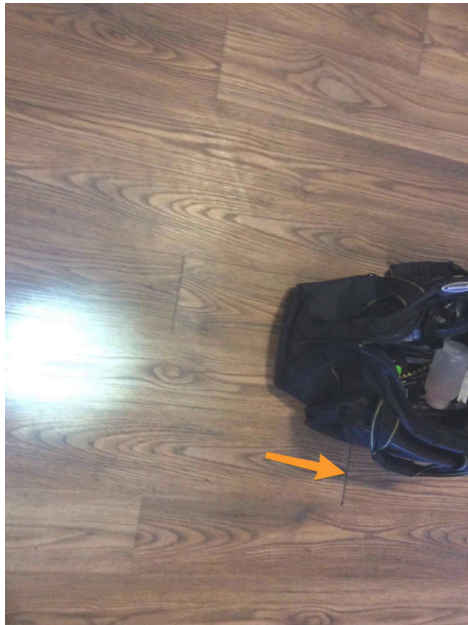
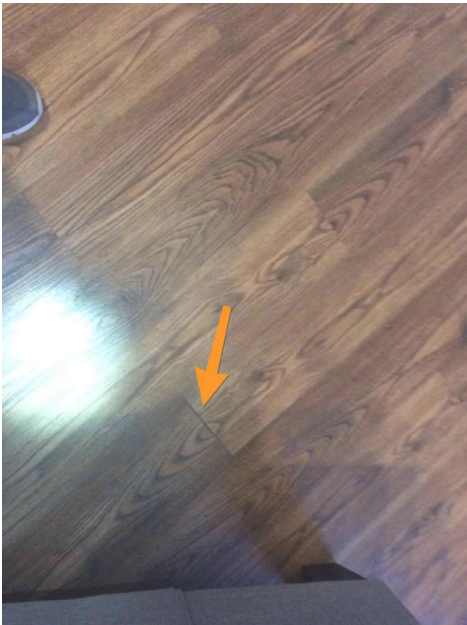
Laminate Boards are not tightly installed. Recommend a flooring contractor correct.

Recommendation

Contact a qualified handyman.



Recommendation





9.4.1 Walls

MOISTURE DAMAGE

LAUNDRY AREA

Pillowing on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation
Contact a qualified professional.

 Recommendation

