



SUMMARY

1234 Main St.Mt. Pleasant MI 48858

Buyer Name
05/14/2019 9:00AM

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These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Michigan real estate agent or an attorney.

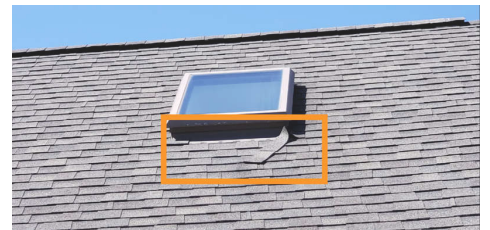
2.1.3 Roof Surface Condition

UNSECURED SHINGLES PRESENT

 Marginal Defect

There were unsecured shingles present on the roof surface. Evaluation of the shingles with repairs made as needed is recommended by a roofing contractor.

Recommendation
Contact a qualified roofing professional.



4.1.2 Walls / Cladding

VINYL SIDING CUT SHORT

 Marginal Defect

Pieces of vinyl siding were cut short in areas, exposing the wall sheathing. This can allow for rainwater infiltration. Replacement of the affected siding is recommended by a qualified person.

Recommendation
Contact a qualified siding specialist.



4.1.4 Walls / Cladding

SIDING MISSING

 Marginal Defect

A piece of vinyl siding was missing. Replacement is recommended by a qualified person.

Recommendation
Contact a qualified professional.



4.5.1 Sealant / Paint Overall

FLAKING PAINT - WEATHERED WOOD

 Marginal Defect

Flaking paint and weathered wood was present in areas. Scraping, Sanding, and repainting is recommended as needed by a painting contractor. Any damaged wood found during this process should be repaired or replaced as needed.



Recommendation

Contact a qualified painting contractor.

4.6.1 Exterior Doors

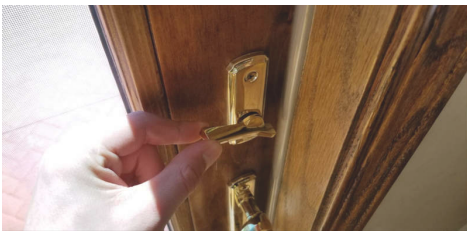
HANDLE HARDWARE LOOSE/NOT FUNCTIONING PROPERLY

 Marginal Defect

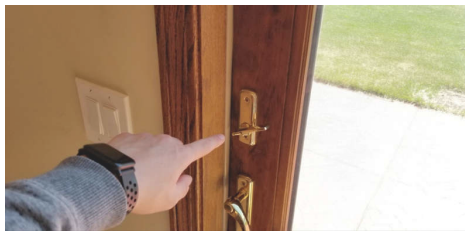
The door handle hardware was loose/not functioning properly at the time of inspection. Repairs or tightening/replacement as needed is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Dining Room



Main Level Living Room

5.4.1 Garage Door Safety

RESISTANCE TEST FAILED


 Marginal Defect

The garage door(s) did not auto reverse when met with resistance. DASMA testing procedures were followed, and the door did not auto-reverse when contacting a 2" X 4" laid on the ground under the door. Garage doors contain two safety mechanisms to prevent someone from being injured or pinned under a closing door; photoelectric eyes and the ability to auto reverse when met with resistance. This is typically an adjustment of the "Force Close" setting (if present) on the opener. Repairs are recommended as needed by a garage door contractor for proper operation.

Recommendation

Contact a qualified garage door contractor.



 WARNING	
Without a properly installed safety reversal system, persons (particularly small children) could be SERIOUSLY INJURED or KILLED by a closing garage door.	
<ul style="list-style-type: none"> • Too much force on garage door will interfere with proper operation of safety reversal system. • NEVER increase force beyond minimum amount required to close garage door. • NEVER use force adjustments to compensate for a binding or sticking garage door. • If one control (force or travel limits) is adjusted, the other control may also need adjustment. • After ANY adjustments are made, the safety reversal system must be tested. Door must reverse on contact with 1-1/2' (3.8 cm) high object (or 2 x 4 laid flat) on floor. 	

5.7.1 Stairs

− Marginal Defect

GUARDRAIL SPACING

There was spacing present on the guardrail at the top of the stairs in the garage that was greater than 4 inches. Current safety standards require that guardrails be designed as to not allow the passage of a 4 inch sphere through them. Safety upgrades should be considered here.



7.1.1 Water Heater Condition

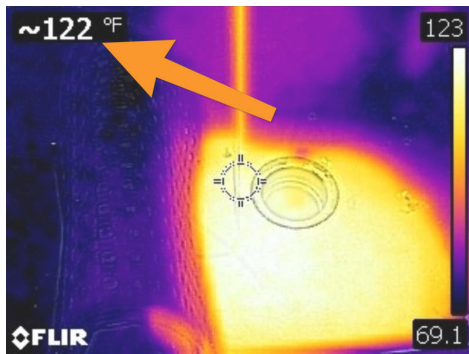
− Marginal Defect

WATER TEMP IN EXCESS OF 120 DEGREES

The hot water temperature was over 120 degrees. The water temperature is recommended to be kept below 120 degrees to prevent scalding. Adjustments to the temperature can typically be made at the water heater thermostat.

Recommendation

Contact a handyman or DIY project



Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
Temperature	Time to Produce Serious Burn
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	About 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

8.9.1 Branch Wiring

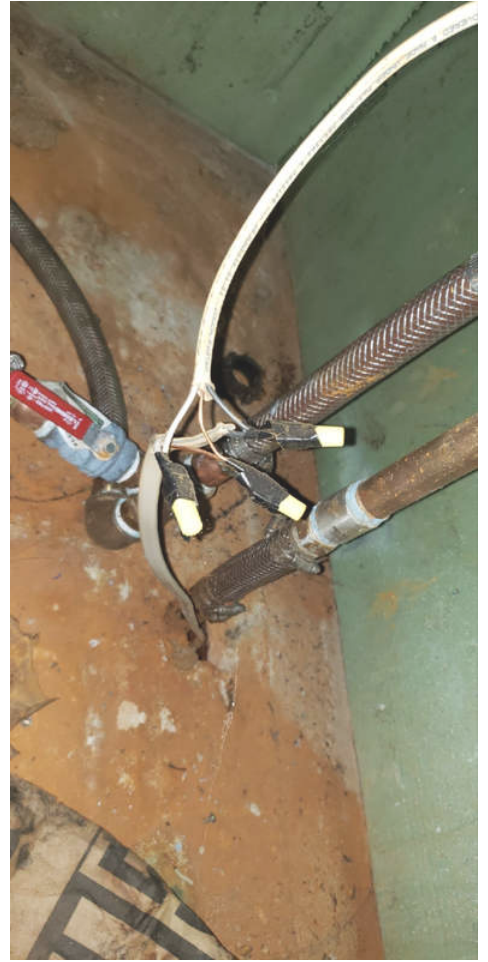
WIRING CONNECTIONS MADE OUTSIDE OF JUNCTION BOX

There were wiring connection(s) present that were made outside of an electrical box. This can be a potential fire or electrocution hazard. Any wiring connections made outside of an electrical box in the home are recommended to be made in a proper box by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Marginal Defect



8.10.1 Receptacles

LOOSE AT WALL

There were receptacle(s) present that were loose at the wall. Proper securement is recommended as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Marginal Defect



Upstairs Living Room

8.11.1 GFCI Protection

GFCI PROTECTION NOT PRESENT/FOUND

GFCI protection was not present/found at the areas referenced at the top of the electrical section of the report, at the time of inspection. GFCI protection is recommended for the exterior, garage, and basement receptacles for safety, as well as kitchen and bathroom receptacles within 6 feet of a water source. Installation or repairs as needed to ensure GFCI protection is present at all recommended locations for safety is recommended by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

 Marginal Defect



Kitchen

8.13.2 Switches, Lights

EXTERIOR LIGHT NOT SECURED

GARAGE

There were exterior light(s) present that were not secured properly. Repairs are recommended as needed to properly secure the fixture(s) by a licensed electrician or other qualified person.

Recommendation

Contact a qualified handyman.

 Marginal Defect



10.4.2 Sink(s)

FAUCET AND VALVES LOOSE

The faucet assembly was loose at the base. Proper securement of the assembly is recommended by a qualified person, typically this is associated with loose plastic nuts under the sink.

Recommendation

Contact a qualified handyman.

 Marginal Defect



Master Bathroom

10.5.1 Undersink Plumbing - Bathroom

LEAK PRESENT

There was a leak present under the sink. Repairs are recommended as needed to rectify any leaks by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.

 Marginal Defect



Right Sink Master Bathroom

10.7.1 Shower Walls

CRACKED GROUT/SEALANT PRESENT

Areas of cracked grout/sealant were present. This can allow for water infiltration behind the tile walls. Repairs are recommended as needed to prevent any moisture infiltration by a qualified person.

Recommendation

Contact a qualified professional.

 Marginal Defect



10.10.1 Toilet(s)

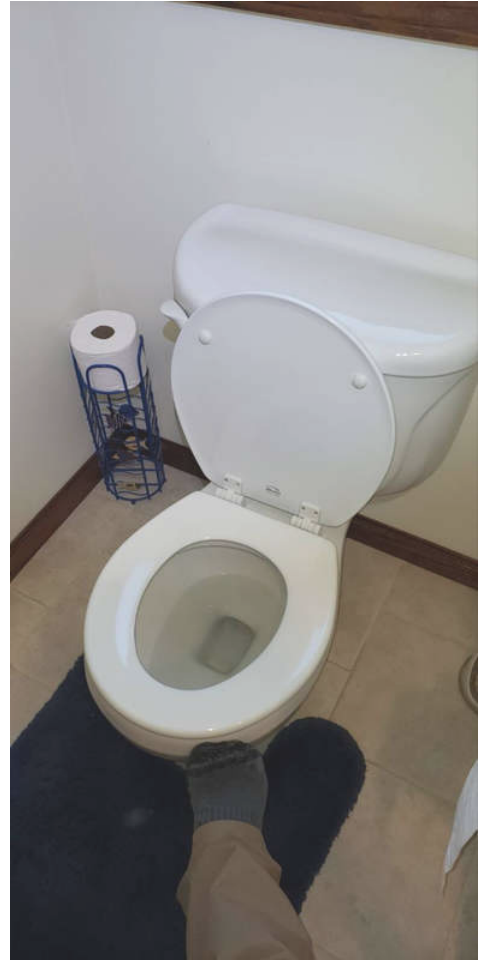
TOILET LOOSE AT FLOOR

 Marginal Defect

The toilet was loose at the floor anchor bolts. This can hinder a proper connection between the wax ring and toilet flange, which could allow for leaking. Evaluation of the toilet and wax ring, and re-securing as needed to ensure no leaking will occur is recommended by a licensed plumber.

Recommendation

Contact a qualified plumbing contractor.



Upstairs Bathroom

11.4.1 Dryer Vent

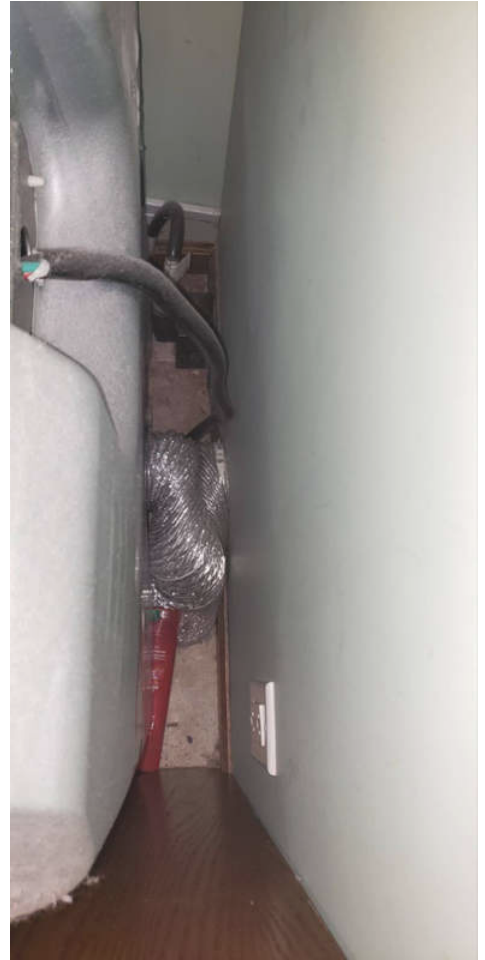
VENT DUCT FLEXIBLE MATERIAL PINCHED

 Marginal Defect

The dryer vent duct was pinched. Replacement of the vent with proper materials is recommended by a qualified person.

Recommendation

Contact a qualified professional.



13.2.1 Windows

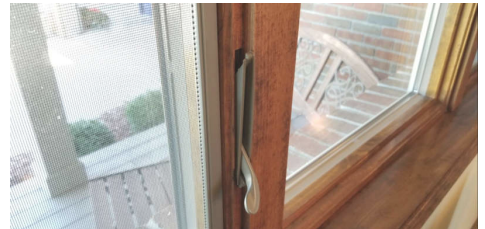
LATCHES / LOCKS MISSING OR DAMAGED

 Marginal Defect

There were windows present with missing and/or damaged window latches or locks. Repairs are recommended as needed for security by a qualified person.

Recommendation

Contact a qualified window repair/installation contractor.



Dining Room

13.4.1 Interior Doors

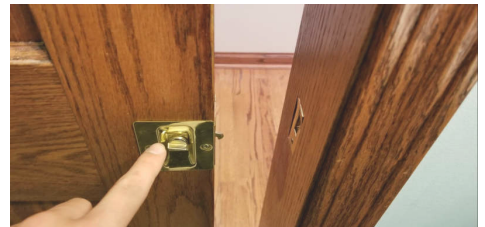
POCKET DOOR NOT FUNCTIONING PROPERLY

 Marginal Defect

The pocket door was not functioning properly. Repairs are recommended as needed for proper operation.

Recommendation

Contact a qualified professional.



Main Level Bathroom

POSSIBLE MOISTURE STAINING/DAMAGE PRESENT

 Marginal Defect

MASTER BEDROOM, LIVING ROOM

Moisture stain(s) and related damage was present on the ceilings in the referenced areas. Although the area(s) were not actively leaking at the time of inspection, moisture stains should be viewed as active leaks until they prove themselves otherwise. I recommend inquiring with the sellers about the stains as they would have firsthand knowledge of why the stain is present, and what repairs were carried out to address it. If they are unsure of the stains, a roofing contractor or plumbing contractor (as applicable) should evaluate and make repairs as needed. Repairs to any damage is recommended as needed by a qualified person.

Recommendation

Contact a qualified professional.

