



SUMMARY
1234 Main St. Grand Rapids MI 49546
Buyer Name
04/22/2018 9:00AM

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



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.



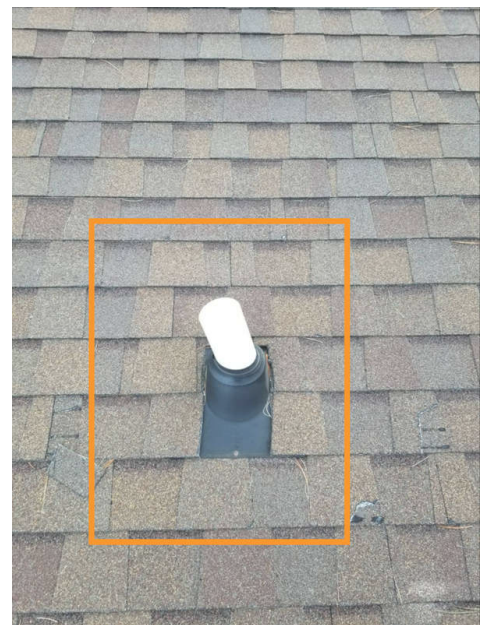
2.4.1 Skylights, Chimneys & Other Roof Penetrations

IMPROPER PLUMBING VENT

Recommendations

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.



3.1.1 Siding, Flashing & Trim

MILDEW/ALGAE

Recommendations

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

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

 Recommendations



3.1.3 Siding, Flashing & Trim

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.

 Recommendations



3.3.1 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

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

Recommendation

Recommended DIY Project

Recommendations



3.4.1 Decks, Balconies, Porches & Steps

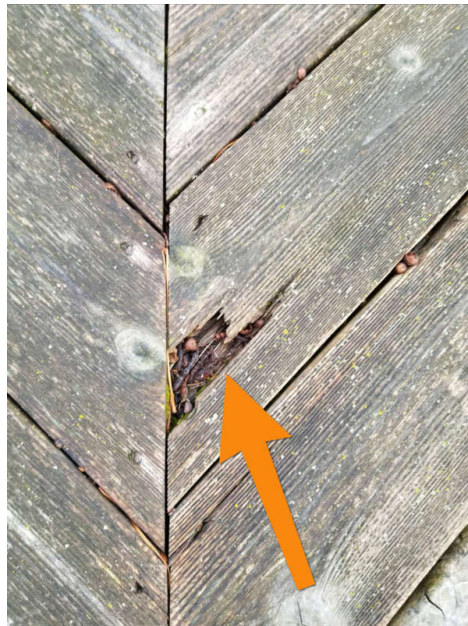
DECK - ROTTED BOARDS

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.

High Importance



3.4.2 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

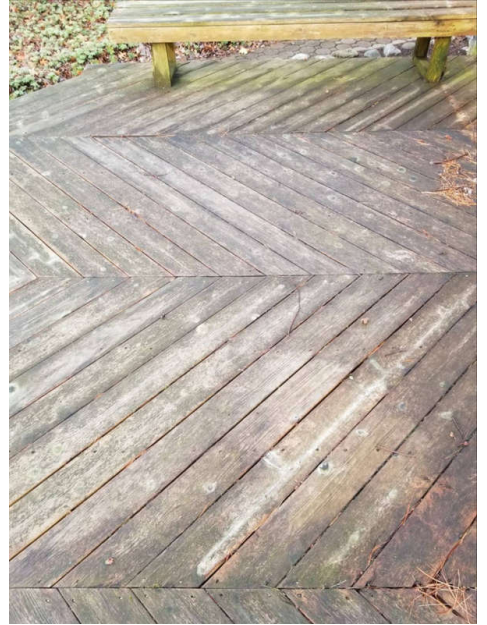
Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

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

Recommendation

Recommended DIY Project

Recommendations



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

 Recommendations

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

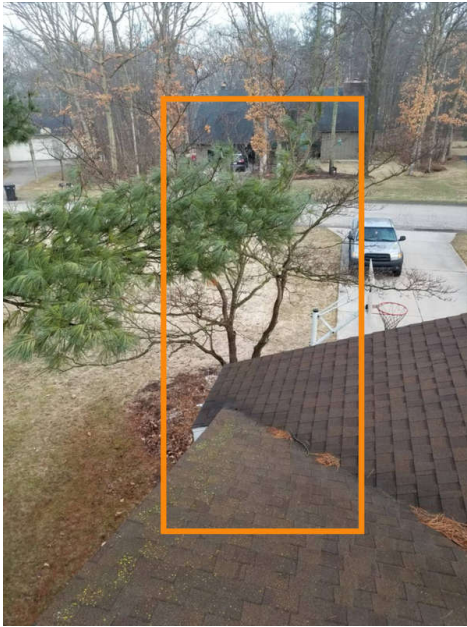
TREE OVERHANG

 Recommendations

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.



4.1.1 Foundation

FOUNDATION CRACKS - MINOR



Recommendations

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

HANGERS MISSING FASTENERS



Recommendations

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

Recommendation

Contact a qualified professional.



5.4.1 Vents, Flues & Chimneys

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 costs to repair or maintain.

Recommendation

Contact a qualified professional.



Recommendations



7.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING

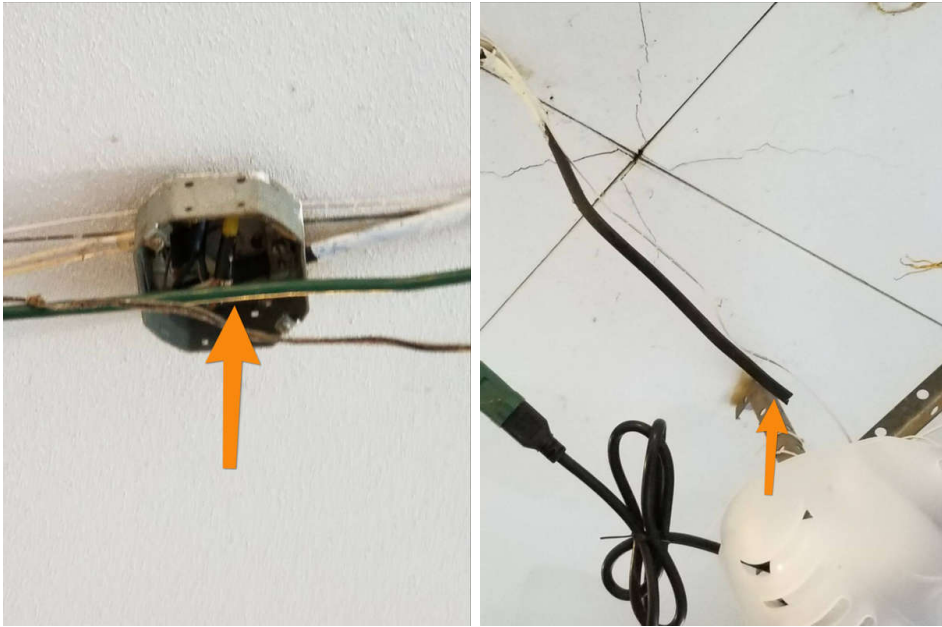
There were one or more areas where the inspector noticed incorrect wiring practices. Recommend talking to a licensed electrician on options and costs to repair or replace.

Recommendation

Contact a qualified electrical contractor.



Recommendations



7.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT FIXTURE ISSUE

 High Importance

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

NO GFCI PROTECTION INSTALLED

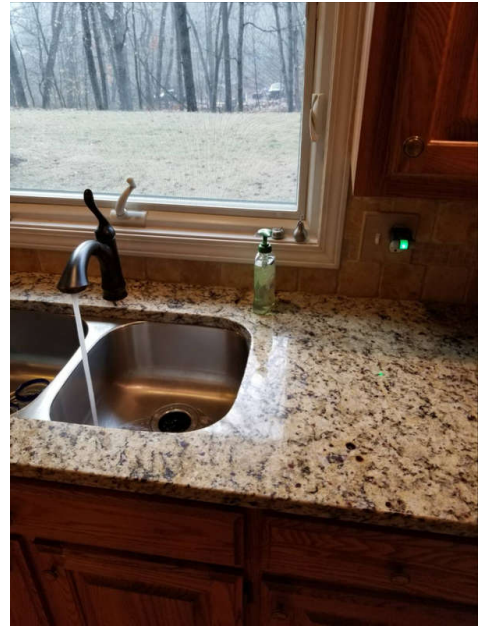
 High Importance

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

MISSING

 High Importance

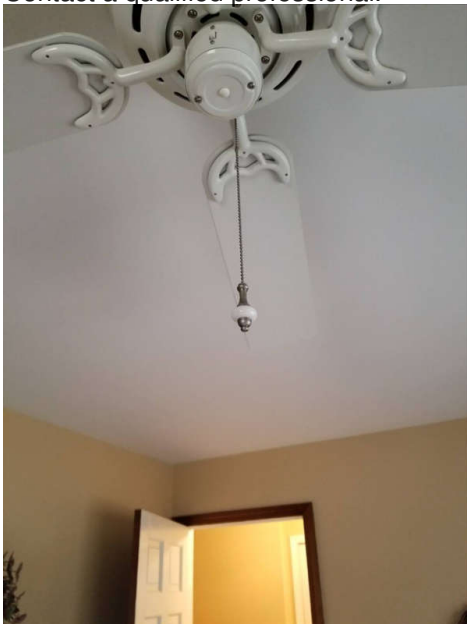
Inspector noticed one or more areas were missing smoke detectors. Recommend installation of smoke detectors to local code.

(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

MISSING

 High Importance

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.



8.1.1 Main Water Shut-off Device

DAMAGED SHUTOFF



Recommendations

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

CORRODED PIPE



Recommendations

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

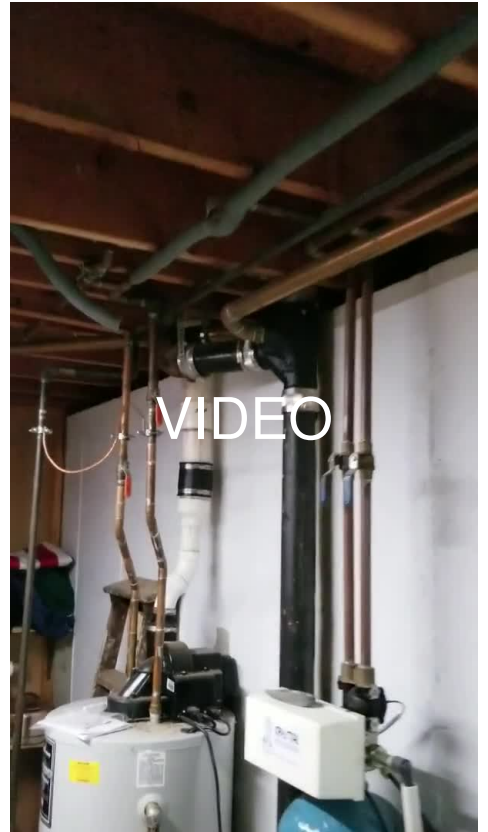
PIPE VIBRATIONS - WELL PUMP

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.

 Recommendations



8.3.2 Water Supply, Distribution Systems & Fixtures

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.

 Recommendations



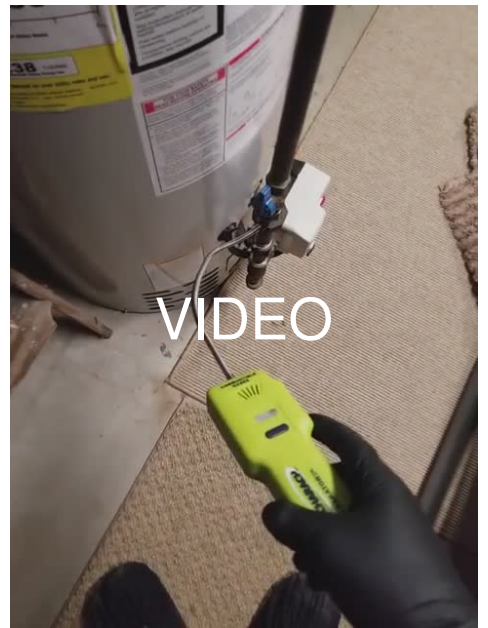
8.5.1 Fuel Storage & Distribution Systems

GAS LEAK

 High Importance

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.



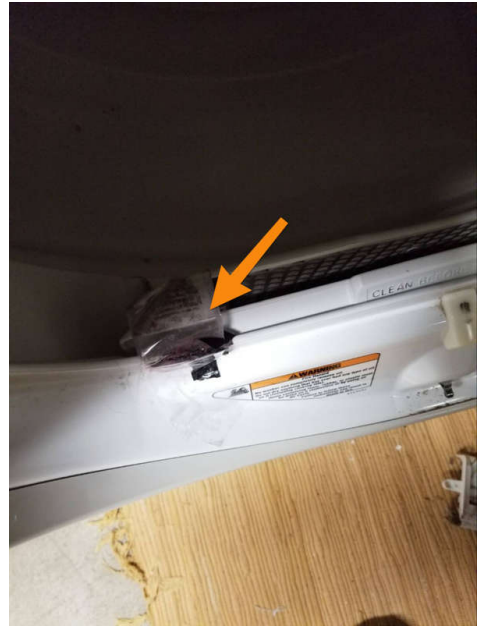
8.7.1 Dryer

DAMAGED

 Recommendations

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.



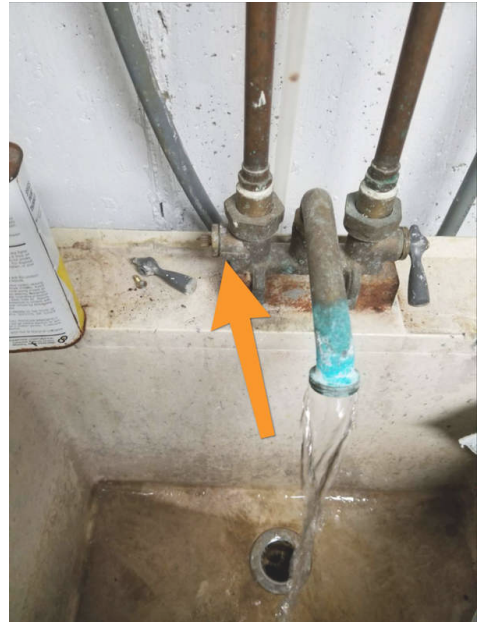
8.9.1 Basement Sink

MISSING HARDWARE

Recommendations

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.



10.1.1 Doors

DAMAGED DOOR

Recommendations

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

Recommendation
Contact a qualified carpenter.



10.2.1 Windows

BROKEN/DAMAGED WINDOW CRANK

 Recommendations

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

BROKEN PANE

 High Importance

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

MINOR WEAR

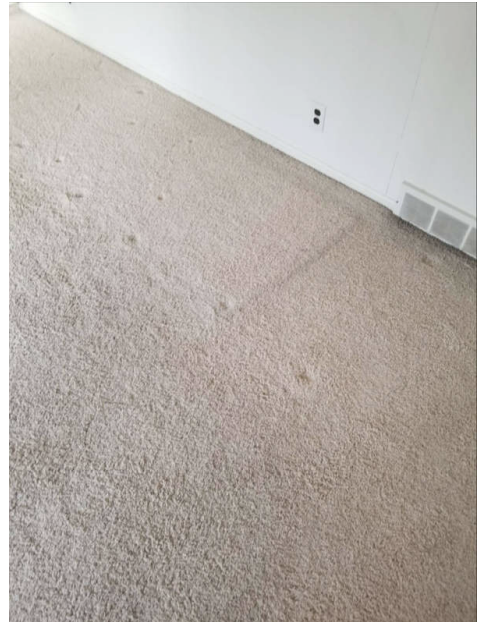


Recommendations

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

MODERATE WEAR

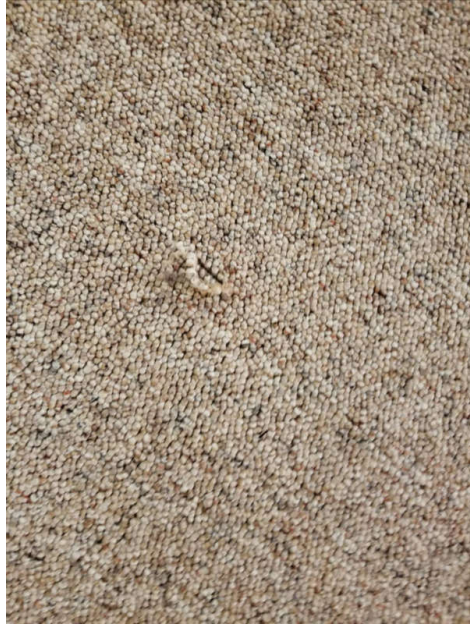


Recommendations

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

POOR REPAIRS

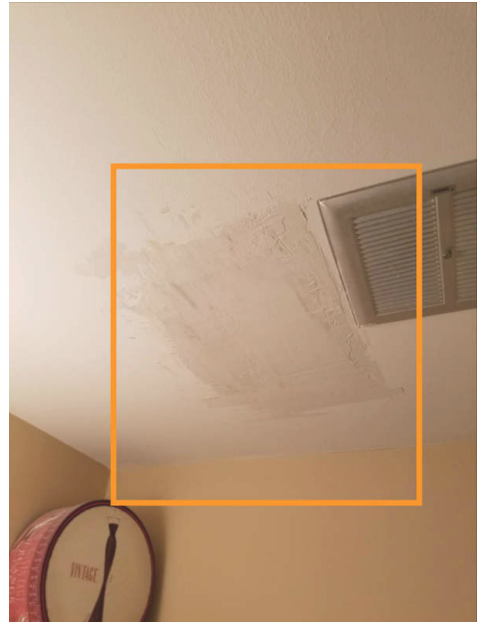


Recommendations

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

MICE/RODENT SIGN



Recommendations

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.



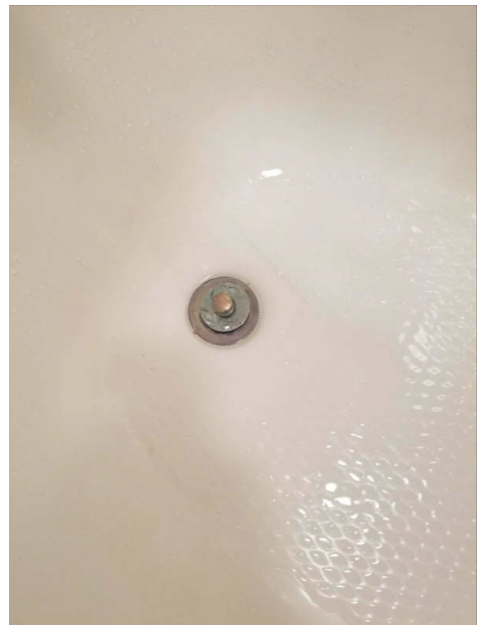
11.3.1 Showers and Tubs

LOOSE DRAIN GRILL

 Recommendations

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

 Recommendations

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.



12.2.1 Refrigerator

OLDER

 Recommendations

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

STOVE NOT WORKING

 Recommendations

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.



13.5.1 Garage Door Opener
POOR ELECTRICAL INSTALL
Recommendation
Contact a qualified professional.

 Recommendations

