

SUMMARY

1234 Main St.Canton MI 48188

Buyer Name
10/15/2017 9:00AM

Matthew Cottenham
Certified Master Inspector (CMI)
Trademark Home Inspection, LLC
734-331-3269
matt@trademarkhomeinspection.com



2.1.1 Coverings

DAMAGED/MISSING

One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

EXPOSED FASTENERS

There are exposed fasteners on the roof. These should be sealed over to prevent water leaks.

Recommendation

Contact a quality handyman.



2.1.3 Coverings

UNDER-DRIVEN NAILS

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashings

DETERIORATED BOOT FLASHING(S)

One or more "rubber boot" flashings are damaged or deteriorated and may result in leaks or vermin intrusion. A qualified contractor should replace flashings where necessary.

Recommendation

Contact a qualified roofing professional.



2.3.1 Skylights, Chimneys & Other Roof Penetrations

DAMAGED ROOF VENT

Damaged roof vent

Recommendation

Contact a qualified roofing professional.



2.4.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified professional.



3.1.1 Siding, Flashing & Trim

SIDING DAMAGED

Siding is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs and/or replace siding as necessary to prevent water and vermin intrusion.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

DETERIORATED CAULKING

Caulking is missing or deteriorated in some areas and should be replaced and/or applied where necessary.

Recommendation

Recommended DIY Project



3.1.3 Siding, Flashing & Trim

MILDEW/ALGAE

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.



3.2.1 Eaves, Soffits & Fascia

SCREENS MISSING OR DETERIORATED

One or more soffit vent screens are missing and/or deteriorated. Birds and vermin may enter the attic because of this. Screens should be replaced or repaired where necessary, or installed where missing.

Recommendation

Contact a quality handyman.



3.3.1 Decks, Balconies, Porches & Steps

STAIRS WOBBLY/DETERIORATED

⚠ Safety Hazard and/or Requires Immediate Attention

The steps are wobbly and/or deteriorated and need to be repaired or replaced by a qualified contractor

Recommendation

Contact a qualified professional.



3.5.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

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.



3.6.1 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.



4.6.1 Garage Service Door(s)

NO AUTO CLOSE

⚠ Safety Hazard and/or Requires Immediate Attention

The garage-house door isn't equipped with an automatic closing device such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install automatic closing device(s) as necessary, and as per standard building practices, so this door closes and latches automatically.

Recommendation

Contact a quality handyman.



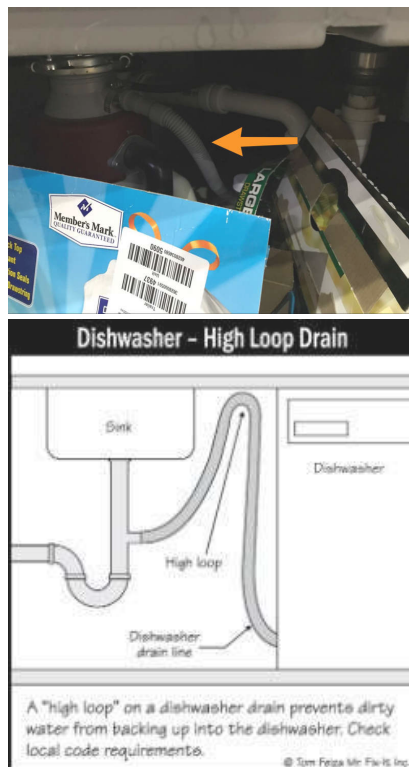
5.1.1 Dishwasher

NO HIGH LOOP

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a builtin high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Recommendation

Contact a qualified appliance repair professional.



5.1.2 Dishwasher

DETERIORATED BRACKET

The bracket that attaches the dishwasher to the underside of the countertop is loose, missing or installed in a substandard way.

Recommendation

Contact a quality handyman.



7.3.1 Floors

TRIP HAZARD

⚠ Safety Hazard and/or Requires Immediate Attention

One or more doors are installed in a way where the sill plate was not cut out creating a trip hazard. Recommend a qualified contractor properly install doors.

Recommendation

Contact a qualified professional.



7.5.1 Doors

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a quality handyman.



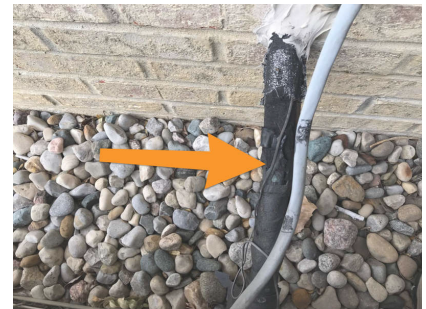
8.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a quality handyman.



8.1.2 Cooling Equipment

DIRTY COOLING FINS

The cooling fins on the outdoor condensing unit's evaporator coils are dirty. This may result in reduced efficiency and higher energy costs. A qualified heating and cooling contractor should clean the evaporator coils as necessary.

Recommendation

Recommended DIY Project



9.1.1 Equipment

WATER ON FLOOR

There is water on the basement floor which appears to be coming from the furnace. Recommend evaluation and repair by qualified contractor.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Equipment

LAST SERVICE DATE

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

9.3.1 Vents, Flues & Chimneys

WHITE POWDERY DEPOSITS

White, powdery deposits on the furnace exhaust flue and/or cabinet top indicate the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.



Recommendation

Contact a qualified HVAC professional.

10.3.1 Hot Water Systems, Controls, Flues & Vents

MELTED INSULATION/PLASTIC

⚠ Safety Hazard and/or Requires Immediate Attention

Foam insulation on water supply pipe(s) at the top of the water heater or plastic on the top of the water heater has melted due to the heat from the draft hood. This is a safety hazard since and should be repaired by a qualified contractor.



Recommendation

Contact a qualified plumber.

10.5.1 Drain, Waste, & Vent Systems

DRAIN STOPPER(S) DEFECTIVE

One or more drain stoppers are inoperable or missing. Recommend repairing or replacing stoppers as needed.

Recommendation

Contact a quality handyman.



10.5.2 Drain, Waste, & Vent Systems

LOOSE TOILET

One or more toilets are loose and should be tightened to help prevent leaking.

Recommendation

Contact a qualified plumber.



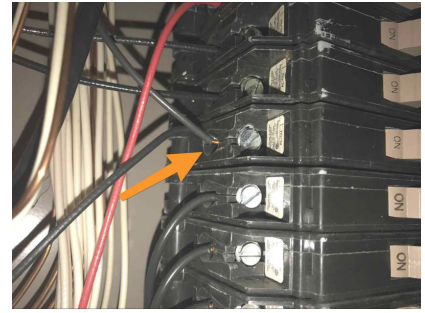
11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

DOUBLE TAPS

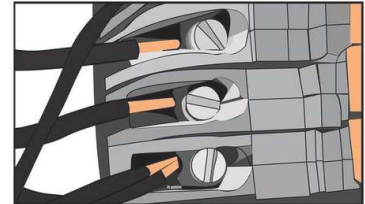
One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

Recommendation

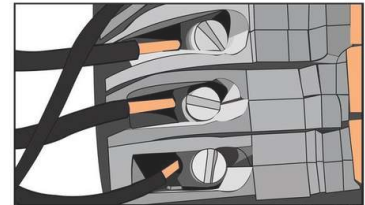
Contact a qualified electrician.



Double-Tapped Breakers



Don't 



Do 

© InterNACHI

11.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device

SCREWS MISSING

One or more screws are missing from the main service panel cover and should be replaced. Because energized wiring may exist behind the holes with the missing screws, recommend that a qualified, licensed electrician replace these screws, or that care be taken to ensure that the new screws do not come in contact with wiring inside the panel when they are installed. Stock screws from the panel manufacturer should be used, or their equivalent.

Recommendation

Contact a quality handyman.



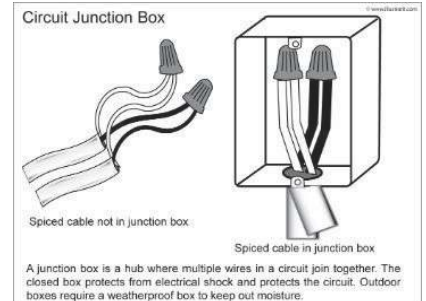
11.3.1 Branch Wiring

WIRE SPLICES EXPOSED

Wire splices are exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and make repairs as necessary. For example, install securely mounted junction boxes with cover plates where needed to contain wiring splices.

Recommendation

Contact a qualified electrician.



11.3.2 Branch Wiring

WIRING NOT TERMINATED

⚠ Safety Hazard and/or Requires Immediate Attention

One or more sections of wiring that weren't terminated were found. This is a potential safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary. For example, cutting the wire to length and terminating the wire with wire nuts in a securely anchored, covered, properly sized junction box.

Recommendation

Contact a qualified electrician.



11.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

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

Recommendation

Recommended DIY Project



11.4.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

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

Recommendation

Recommended DIY Project



11.4.3 Lighting Fixtures, Switches & Receptacles

LIGHTS LOOSE

One or more light fixtures have missing bulbs and could not be fully evaluated. Bulbs may simply need to be installed, or repairs or replacement may be necessary.

Recommendation

Contact a quality handyman.



11.4.4 Lighting Fixtures, Switches & Receptacles

MISSING BATH EXHAUST FAN

Bathroom with a shower/tub doesn't have an exhaust fan to vent the warm humid air to the outside.

Recommendation

Contact a qualified professional.

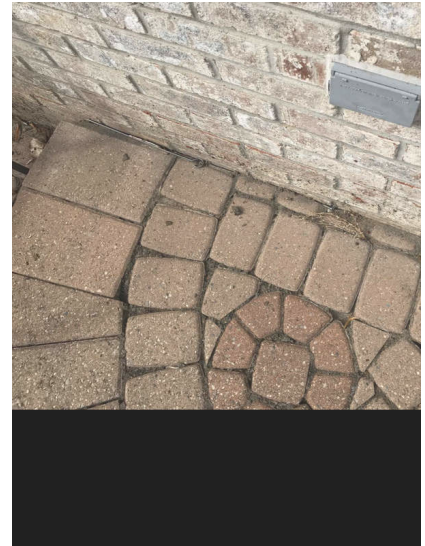
11.4.5 Lighting Fixtures, Switches & Receptacles

NO POWER RECEPTACLES

One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrician.



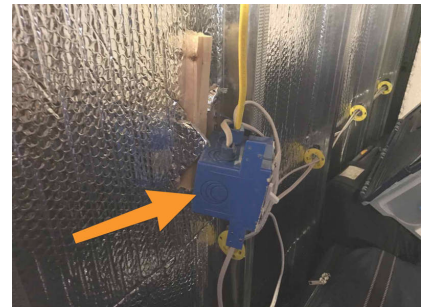
11.4.6 Lighting Fixtures, Switches & Receptacles

RECEPTACLES/BOXES LOOSE

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a quality handyman.



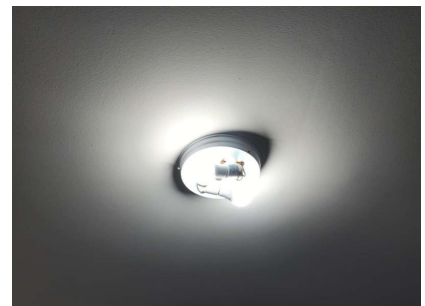
11.4.7 Lighting Fixtures, Switches & Receptacles

MISSING/DETERIORATED GLOBE

One or more light fixtures are missing And or have deteriorated globes. Recommend repairing or replacing the globes.

Recommendation

Recommended DIY Project



11.5.1 GFCI & AFCI

GFCI DIDN'T RESET

⚠ Safety Hazard and/or Requires Immediate Attention

One or more ground fault circuit interrupter (GFCI) electric receptacles are tripped and will not reset. This is a safety hazard due to the risk of fire and/or shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrician.



11.6.1 Smoke Detectors

DISCONNECTED

⚠ Safety Hazard and/or Requires Immediate Attention

One or more smoke detector(s) have been disconnected. Without a working smoke detector(s) in your home you have no first alert to a possible fire. I recommend repair or replace as needed using a qualified person.

Recommendation

Contact a quality handyman.



11.6.2 Smoke Detectors

TO FEW

⚠ Safety Hazard and/or Requires Immediate Attention

An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.

Recommendation

Contact a quality handyman.



11.7.1 Carbon Monoxide Detectors

NONE FOUND

⚠ Safety Hazard and/or Requires Immediate Attention

The inspector was unable to locate a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

Recommendation

Recommended DIY Project



12.4.1 Exhaust Systems

DUCTS BROKEN

One or more exhaust fan ducts are broken and/or have fallen down, or somehow terminate in the attic. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified contractor should evaluate and make permanent repairs as necessary and as per standard building practices, so all exhaust air is vented outside.

Recommendation

Contact a quality handyman.



13.2.1 Wall(s)

MODERATE CRACKS

One or more moderate cracks (1/8 inch to 3/4 inch) were found in the foundation. These may be a structural concern, or an indication that settlement is ongoing. The client(s) should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

Foundation repair contractors who may prescribe repairs, and will give cost estimates for prescribed repairs

Masonry contractors who repair and/or replace brick veneer

Geotechnical engineers who attempt to determine if settlement is ongoing, and what the cause of the settlement is

Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

Hydraulic cement. Requires chiseling a channel in the crack to apply.

Resilient caulks (easy to apply).

Epoxy sealants (both a waterproof and structural repair).

Recommendation

Contact a qualified general contractor.



13.2.2 Wall(s)

LEAKING CRACK

One or more wall cracks appear to have Leaked or are leaking and need to be evaluated and repaired by a qualified contractor.

Recommendation

Contact a qualified professional.



13.2.3 Wall(s)

MINOR CRACKS

One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend monitoring them in the future. Numerous products exist to seal such cracks including:

Hydraulic cement. Requires chiseling a channel in the crack to apply.

Resilient caulks (easy to apply).

Epoxy sealants (both a waterproof and structural repair).

Recommendation

Recommend monitoring.

