



SUMMARY
1234 Main St. Boyne City MI 49712
Buyer Name
08/31/2018 9:00AM

Bill Ulvund
InterNACHI Certified Professional
Inspector, InterNACHI Certified
Specialties: Deck Inspector, Crawlspace
Inspector, Roof Inspector, Chimney
Inspector, Residential Fire Extinguisher
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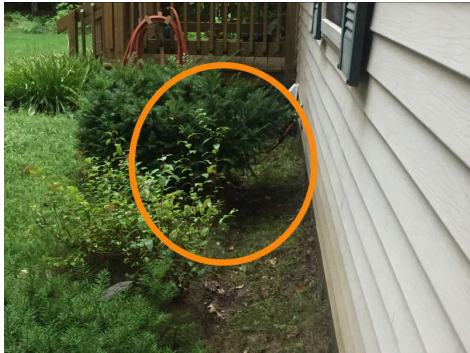


2.2.1 Vegetation, Grading, Drainage & Retaining Walls

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.



2.3.1 Siding, Flashing & Trim

CRACKING - MAJOR

Moderate to major cracking was observed at one or more points on the exterior. This can be the result of poor original compaction of soil at the time of construction or excess moisture in the underlying soil. Recommend consulting with a structural engineer and/or soil expert.



Above fireplace. Siding detached



2.3.2 Siding, Flashing & Trim

FLASHING/TRIM IMPROPERLY INSTALLED

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified siding contractor evaluate and repair.



2.4.1 Exterior Doors

HARDWARE DAMAGED

One or more pieces of door hardware are damaged. Recommend repair or replace.



2.6.1 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.



Due to height and weight load of roof over front porch this should be a 6 x 6 post in direct line with the post going in the ground

3.2.1 Roof Drainage Systems

GUTTERS MISSING

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.

4.1.1 Foundation

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.



4.2.1 Basements & Crawlspaces

EVIDENCE OF WATER INTRUSION

Flooring structure showed signs of water intrusion, recommend a qualified contractor identify source or moisture and remedy.

Recommendation

Contact a qualified mold inspection professional.

4.2.2 Basements & Crawlspaces

CRAWLSPACE VENTING-

Operable vents-

The crawlspace was equipped with operable vents which should be closed during cold weather to prevent pipes in the crawlspace from freezing and to save on heating costs. Vents should be opened during warm weather to allow natural air movement to carry away moisture evaporating from the soil. (1 sq/ft per 150 sq/ft of floor space).

Unvented Crawlspace-

4.2.3 Basements & Crawlspaces

UNDERMINING

The Inspector recommends correction of any neutral or negative grade around the home to prevent future damage. The grade should slope away from the home for a minimum distance of 6 feet from the foundation.

- **Undermining (found. damage visible)**

Gaps visible beneath foundation walls in the crawlspace indicate undermining has occurred. Undermining occurs when flowing water erodes soil from beneath a foundation. This is a structural problem because foundations are designed to transfer the weight of the structure above to the soil. Without the support of soil, the foundation is exposed to structural loads for which it was not designed and can fail. The Inspector recommends identifying the source of the moisture and correcting it.

Moisture intrusion can also encourage the growth of microbes such as mold fungi. Cracking in the foundation in this area was consistent with damage typically caused by inadequate foundation support. You should consult with a qualified foundation repair contractor before the expiration of your Inspection Objection Deadline to gain an understanding of options and costs for correction.

- **Damage beneath slider (recent)**

Wood framing visible in the crawlspace beneath the sliding glass door had evidence of moisture intrusion. The moisture meter indicated elevated levels of moisture indicating recent leakage.



Recommendation

Contact a qualified structural engineer.

4.4.1 Wall Structure

OPENS SPACE AROUND PENETRATION

Seal air space to reduce air transmission

Recommendation

Recommended DIY Project



5.1.1 Equipment

NEEDS SERVICING/CLEANING

The furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

The filter was not observed.

5.3.1 Distribution Systems

DUCT DAMAGED

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.



Restriction to airflow. Crawlspace

5.3.2 Distribution Systems

DUCTS IN CRAWLSPACE

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Unsealed/uninsulated ducts in unheated space may lose 25% to 40% of their energy.



7.1.1 Main Water Shut-off Device

CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.



Moves smoothly

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.



7.3.1 Water Supply, Distribution Systems & Fixtures

LOWER WATER-FLOW AND TEMPERATURE IN LEFT HAND SINK

BATHROOM

Recommendation

Contact a qualified professional.



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

BREAKER INCORRECTLY WIRED

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

 Safety Hazard



Double tapped breaker

8.4.1 Lighting Fixtures, Switches & Receptacles

RETAINERS ABSENT

Wires that run through conduit must have a retainer at the end of the conduit to secure the wires

Recommendation
Contact a qualified professional.



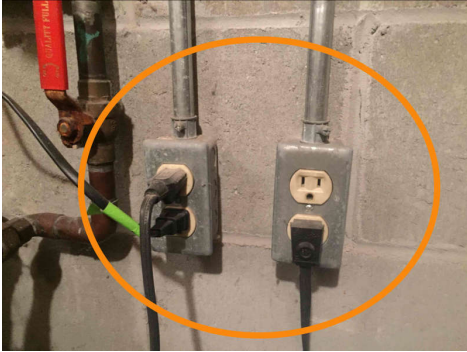
8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

MASTER BATHROOM, BASEMENT LAUNDRY AREA AND SUMP PUMP LOCATION

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.



10.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

11.1.1 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.

