



## SUMMARY

1234 Main St. Jenison Michigan 49428

Buyer Name  
02/08/2018 9:00AM

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Veteran Inspections & Services  
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2.4.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

 Recommendation

### POSSIBLE ASBESTOS TAPE/WRAP

Possible asbestos tape is present and should be taped over with metal foil tape or painted. To confirm the presence of asbestos a sample must be sent to a qualified lab for analysis.

Recommendation  
Contact a qualified professional.



Rec Room



Rec Room



Rec Room

2.5.1 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

 Safety Hazard

### GAS LEAK DETECTED

FURNACE

A gas leak as was detected which is a safety hazard. Further evaluation and repair by a licensed HVAC technician is strongly recommended.

Recommendation  
Contact a qualified HVAC professional.



2.8.1 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

### FIREPLACE CLEANOUT IN DISREPAIR

 Recommendation

The chimney cleanout is in disrepair and should be further evaluated for safe use by a certified chimney sweep before operating the fireplace.

Recommendation  
Contact a qualified chimney sweep.



Fireplace Cleanout

### 2.9.1 Solid Fuel Heating Devices (Fireplaces, Woodstove)

#### MISSING MORTAR IN FIREBOX

There is mortar missing between bricks/blocks of the chimney box. Over time, the bricks and the mortar may fail due to the expansion and contraction of the materials as they expand from room temperature to several hundred degrees Fahrenheit and back again. These gaps are dangerous because fire can potentially jump between the fire box and behind the fire bricks into the wood framed cavity wall by way of the mortar gaps. Repair by a certified chimney sweep is recommended.

Recommendation  
Contact a qualified chimney sweep.

Recommendation



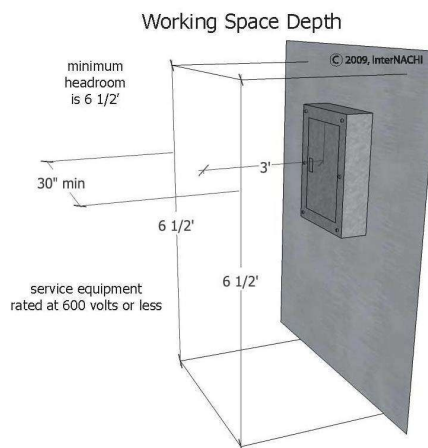
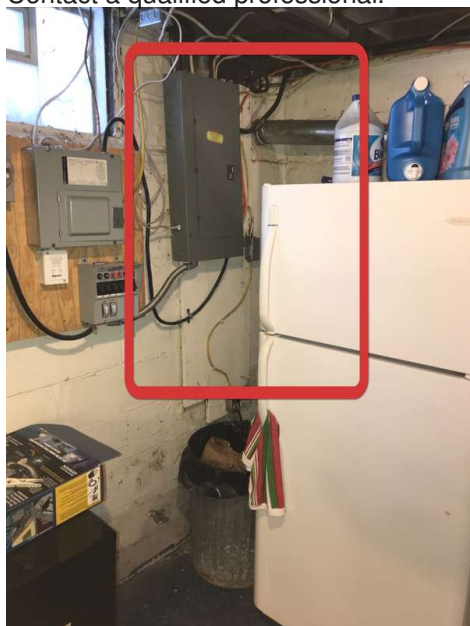
### 3.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### OBSTRUCTED SERVICE/SUB PANEL

Main electric and distribution panels require 3 square feet in front of the panel to ensure easy access to breakers in case of an emergency.

Recommendation  
Contact a qualified professional.

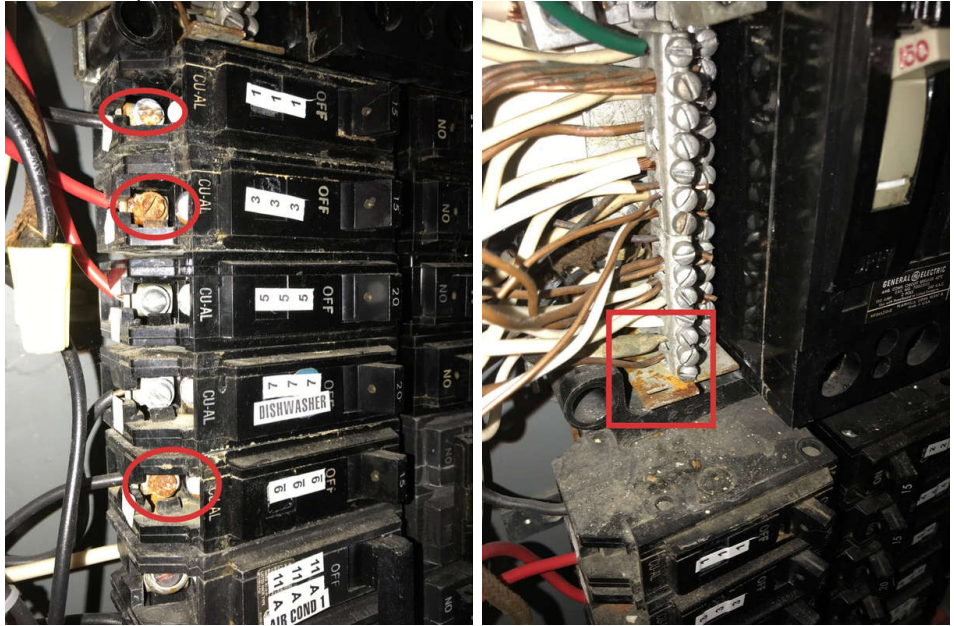
Recommendation



**RUST PRESENT**

Rust is present inside the electric panel indicating the presence of moisture. Moisture inside an electrical panel is a potential safety hazard and should be further evaluated by a licensed electrician.

Recommendation  
Contact a qualified electrical contractor.



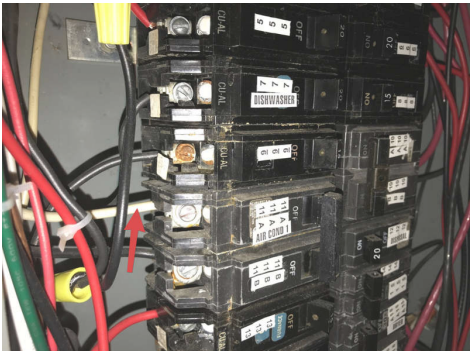
3.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

 Recommendation

**IMPROPERLY MARKED WIRE(S)**

One or more neutral wires are being utilized as a "hot" wire and is connected to a breaker. This is improper and all wires being utilized as a hot wire must be marked. The standard solution is to wrap them with black electrician's tape. Due to the risk of accidentally touching the bus bar or other energized components, this should be performed by a licensed electrician.

Recommendation  
Contact a qualified electrical contractor.



3.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

 Recommendation

**IMPROPERLY SECURED WIRE(S)**

Improperly secured wiring was observed and should be secured as to prevent accidental bumping or snagging. Correction by a licensed electrician is recommended.

Recommendation  
Contact a qualified electrical contractor.



Mechanical Room

3.3.3 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Recommendation

**KNOB & TUBE PRESENT**

This property has knob and tube wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today's standards. Over time, the wires insulation becomes brittle and falls apart, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it.



Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.

Recommendation

Contact a qualified electrical contractor.

3.4.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Recommendation

**UNGROUNDED 3-PRONG OUTLET(S)**

One or more outlets were determined to be ungrounded when tested. This is a generally simple fix that can be done by upgrading to grounded GFCI receptacle by a licensed electrician.

Recommendation

Contact a qualified professional.



2nd Floor East Bedroom



2nd Floor West Bedroom



2nd Floor Hallway



Kitchen Pantry

3.4.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**⚠ Safety Hazard**

### MISSING BOX COVER

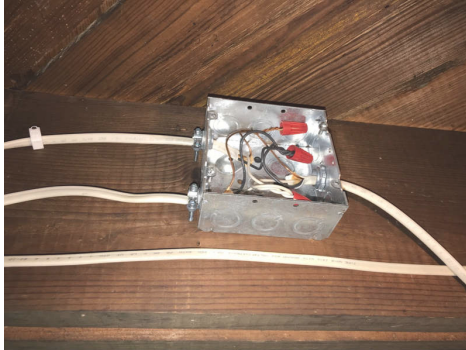
A junction box cover is missing which exposes wiring inside and is a safety hazard. Correction by a licensed electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



Basement Mechanical Room



Rec Room

3.4.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

### RUST ON RECEPTACLE(S)

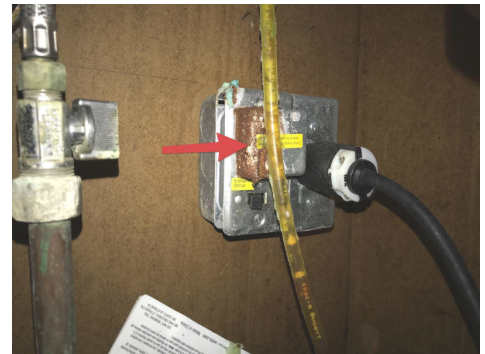
Rust is present on one or more receptacles indicating the presence of moisture and is a potential safety concern. Further review and replacement is recommended.

In this particular instance the rust seems to have been caused by the nearby water tube and should be relocated away from the receptacle.

Recommendation

Contact a qualified electrical contractor.

**➡ Recommendation**



Kitchen Sink

3.4.5 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**⚠ Safety Hazard**

### EXPOSED SPLICE(S) - NEEDS JUNCTION BOX WITH COVER PLATE

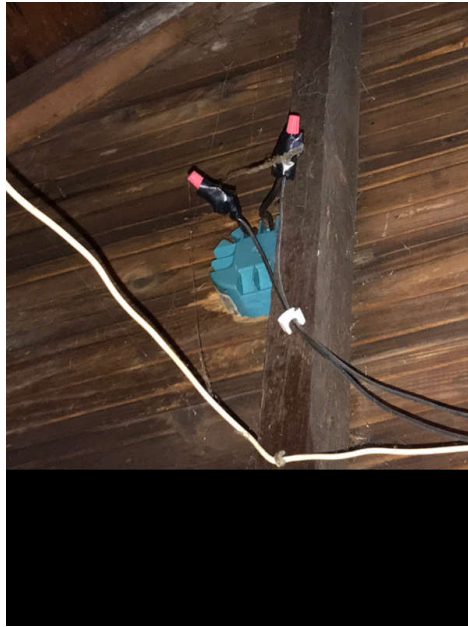
All exposed splices must be secured in a proper box with cover plate to prevent electric shock. Correction by a licensed electrical contractor is recommended.

Recommendation

Contact a qualified electrical contractor.



Rec Room - Above Main Beam



Detached Garage

3.5.1 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

 Recommendation

### **KITCHEN OUTLET(S) - NOT GFCI PROTECTED**

All outlets within 6' of a water or moisture source should be GFCI protected in accordance with today's standards. Updating by a licensed electrician is recommended.



3.5.2 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

 Recommendation

### **GARAGE OUTLET(S) - NOT GFCI PROTECTED**

The garage outlets are not GFCI protected and are not compliant to today's standards. Upgrading is recommended by a licensed electrician.

Recommendation  
Contact a qualified professional.



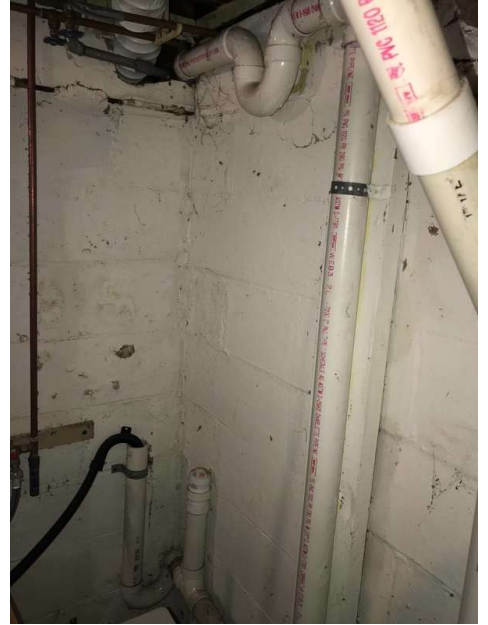
4.1.1 Plumbing Drain, Waste and Vent Systems

 Recommendation

### **SEWER ODOR**

A sewer odor was detected when the washing machine was tested for functionality. Further review by a licensed plumber to confirm proper waste & drain pipe installation, and traps serving floor drains (if any) is recommended.

Recommendation  
Contact a qualified plumbing contractor.



#### 4.2.1 Plumbing Water Supply, Distribution System and Fixtures

### **CORROSION ON SHUTOFF VALVE(S)**

 Recommendation

Corrosion is present on one or more shut off valves. Replacement by a licensed plumber is recommended.

#### Recommendation

Contact a qualified plumbing contractor.



Water Meter

#### 4.2.2 Plumbing Water Supply, Distribution System and Fixtures

### **IMPROPER S-TRAP INSTALLED- REPLACE WITH P-TRAP & VENT**

 Recommendation

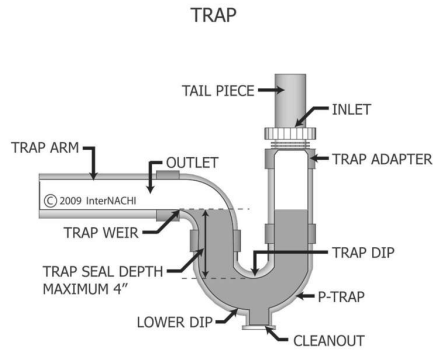
A common plumbing defect found in many older houses is an S trap. An S trap is named so because it looks like an S on its side it basically consists of a normal trap, and then another trap installed right up against it in an upside-down fashion. "P" traps have the potential to suck, or siphon, water out of the trap as the water flows down the drain which can allow unpleasant sewer odors and sewer gas to enter the living space. Correction by a licensed plumber is recommended.

#### Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom



Proper single-sink trap example.

4.3.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

Recommendation

**WATER HEATER LEAK**

There is a leak observed at the bottom of the water heater. The cause of the leak could be from a faulty TPR valve or be originating from underneath the water heater. Further evaluation by a licensed plumber is recommended.

Recommendation  
Contact a qualified plumbing contractor.



4.3.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Recommendation

**CORROSION AT COLD WATER CONNECTION**

Corrosion is present at the cold water supply connection of the water heater. This is a possible result of a galvanic reaction between dissimilar metals touching, such as brass and galvanized metals, or excessive condensation causing the metal to rust. Replacement by a licensed plumber is recommended.

Recommendation  
Contact a qualified plumbing contractor.



5.1.1 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Recommendation

**EXTERIOR SETTLING CRACKS**

This/these cracks are representative of minor settling cracks observed on the exterior foundation wall of the home. Sealing and monitoring is recommended to prevent further cracking and water intrusion. If cracking worsens, further evaluation by a foundation specialist is advised.



Recommendation  
Recommended DIY Project



East



East

5.1.2 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

 Recommendation

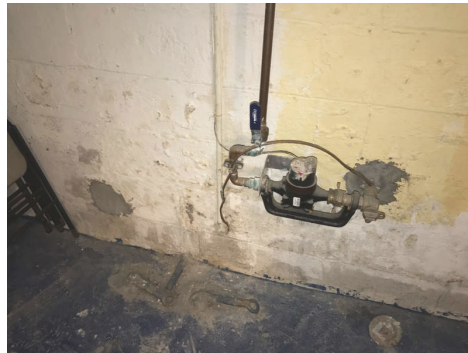
### EXCESSIVE FOUNDATION WALL CRUMBLING/SPALLING

Some foundation walls are crumbling/spalling due to moisture. Ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. Placement of a dehumidifier rated for the square footage of the room(s) effected is also recommended. There are many polymer modified cement based coatings contractors can use to easily restore the surface. Further evaluation and/or repair by a foundation specialist is recommended.

Recommendation  
Contact a foundation contractor.



Rec Room



Rec Room



Mechanical Room



Mechanical Room



Rec Room





Chimney



Mechanical Room

5.1.3 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Recommendation

### EXTERIOR CRUMBLING/SPALLING

Some exterior foundation walls are crumbling/spalling due to moisture. Ensuring proper gutter drainage as well as ensuring landscaping near the home is sloped in such a way as to direct water away from the foundation will help prevent excessive water from penetrating into the bricks/blocks. There are many polymer modified cement based coatings contractors can use to easily restore the surface. Further evaluation and/or repair by a foundation specialist is recommended.

Recommendation  
Contact a foundation contractor.



Right Front



Right Front

5.4.1 Floors (Structural)

### IMPROPERLY NOTCHED JOIST(S)

Recommendation

One or more floor joists are improperly notched which reduces the load-bearing capacity to support the floor above and may be in need of additional support in these areas.

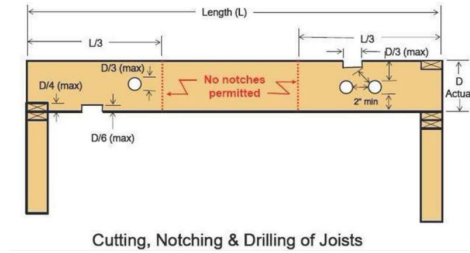
The maximum depth of a notch at the end of a joist (where it rests on a wall or beam) can't exceed one-quarter of the joist depth. The allowed maximum notch depth in the outer third of a joist is one-sixth of the joist depth. Notch length is limited to one-third of the joist depth. No notching is permitted in the middle third of a joist.

Further evaluation by a licensed contractor is recommended.

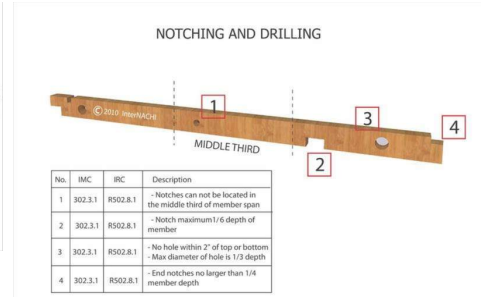
Recommendation  
Contact a qualified professional.



Rec Room



Notching Reference



Notching reference

#### 5.4.2 Floors (Structural)

### IMPROPERLY SUPPORTED JOISTS

Recommendation

Improper/ineffective support in these areas may be causing the supported joists to be over-spanned. Further evaluation by a licensed contractor is recommended.

Recommendation  
Contact a qualified professional.



Basement

#### 6.2.1 Ceilings

### COMMON SETTLING CRACKS

Recommendation

Common settling cracking is present on some walls of the home. These are common. Monitoring is recommended.

Recommendation  
Recommend monitoring.



2nd Floor Hallway



2nd Floor West Bedroom

6.3.1 Walls

**BOWED/BULGING**

 Recommendation

Bowing/Bulging on one or more walls indicating possible moisture absorption in these locations. Removing wall coverings is and destructive testing is beyond the scope of a home inspection and should be further evaluated by a licensed contractor.

Recommendation  
Contact a qualified professional.



2nd Floor North Bedroom

6.3.2 Walls

**COMMON SETTLING CRACKS**

 Recommendation

One or more settling cracks are present and are caused by the natural settling of the home. In most cases these can be patched and painted. Monitoring these areas is recommended.

Recommendation  
Recommend monitoring.



6.7.1 Windows (representative number)

**STUCK OR PAINTED SHUT**

 Recommendation

Some windows are stuck or painted shut and are unable to be opened/closed and work as intended.

Recommendation  
Contact a qualified professional.



Mud Room

6.7.4 Windows (representative number)

**CRACKED GLASS PANE(S)**

 Recommendation

One or more glass panes is crack and in need of replacement by a licensed contractor.

Recommendation  
Contact a qualified professional.



2nd Floor West Bedroom



Kitchen Pantry



Mud Room



Dining Room

6.7.5 Windows (representative number)

**IN NEED OF PAINT**

 Recommendation

One or more windows are in need of paint touch up to prevent rotting.

Recommendation  
Contact a qualified professional.



2nd Floor West Bedroom

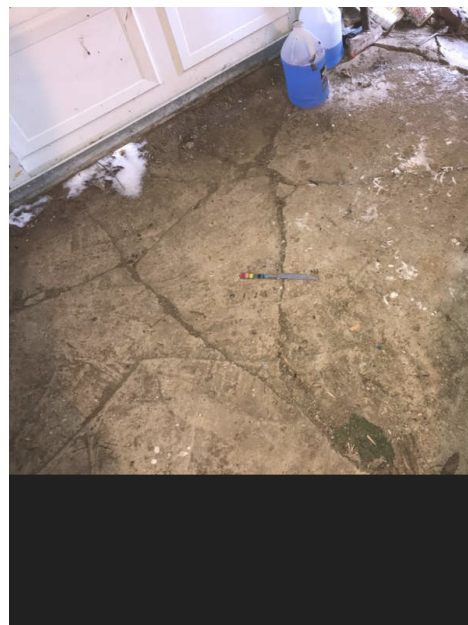
8.3.1 Garage Floor

**FROST HEAVING PRESENT**

 Recommendation

The concrete garage floor has experience heaving most likely due to "frost heaving". Frost heave occurs when freezing temperatures penetrate the ground, causing subsurface water to form ice structures that displace the soil along with anything that rests on or in that soil over time. If heaving continues repair will be needed. Monitoring this area is recommended.

Recommendation  
Recommend monitoring.



8.6.2 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Recommendation

### **SENSORS NOT INSTALLED**

Photoelectric sensors are not installed and is a safety concern. Garage doors sensors is an important safety feature to prevent injury from the automatic garage door. Installation of photoelectric sensors to the manufacturer's instructions is recommended.

Recommendation  
Contact a qualified professional.



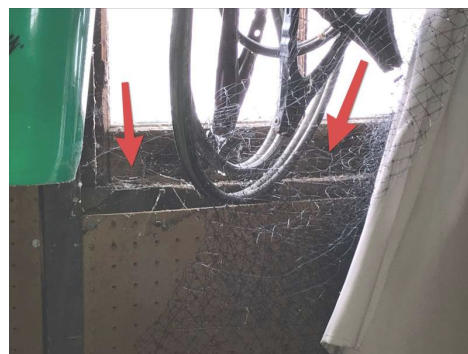
8.7.1 Garage window (s)

Recommendation

### **ROTTING FRAME/TRIM**

The window wood frame/trim appears to be rotting and is in need of repair/replacement by a qualified contractor.

Recommendation  
Contact a qualified window repair/installation contractor.



10.3.1 Skylights, Chimneys and Roof Penetrations

Recommendation

### **CHIMNEY - DETERIORATED MORTAR**

Chimney mortar has deteriorated in areas to prevent water intrusion which can cause future brick spalling and cracking. Repair is recommended by a licensed chimney contractor.

Recommendation  
Contact a qualified chimney contractor.



East Chimney

### 10.3.2 Skylights, Chimneys and Roof Penetrations

#### **HEAVY FLASHING AT CHIMNEY**

 Recommendation

Heavy sealing is present at the chimney flashing. This may have been to correct a past water intrusion issue. Further review by a licensed roofer is recommended.

#### Recommendation

Contact a qualified roofing professional.



West Chimney



East Chimney

### 10.3.3 Skylights, Chimneys and Roof Penetrations

#### **SPALLING/DAMAGED BRICKS**

 Recommendation

Chimney bricks are damaged/spalling due to moisture and are in need of repair by a licensed chimney repair contractor.

#### Recommendation

Contact a qualified chimney contractor.



East Chimney

10.4.1 Roof Drainage Systems

**GUTTER EXTENSION(S) NEEDED**

 Recommendation

Gutter extension(s) are needed or redirected in a way to direct water away from the foundation to prevent erosion of soil and damage to the foundation structure.

Recommendation  
Recommended DIY Project



11.1.2 Wall Cladding Flashing and Trim

**PEELING PAINT**

 Recommendation

Peeling paint is present at one or more areas and is in need of scraping, sanding, priming and re-painting. Homes built prior to 1978 may contain lead-based paint and should be tested and properly removed if present by a qualified lead abatement specialist.

Recommendation  
Recommended DIY Project



Garage



Garage



Garage