

ValueCheck Home Inspections Inc.

Inspection Report



123 Main St, Anytown, MI 48111
Inspection prepared for: Home Buyer Harry
Date of Inspection: 3/24/2021 Time: 10:00 AM
Age of Home: 1994 Size: 2857
Order ID: 12622

Inspector: Mark Mustola
ASHI Certified 101390
2084 W Thompson Rd., Suite 400, Fenton, MI 48430
Phone: 810-750-0000
Email: Mark@ValueCheckInspections.com
www.ValueCheckInspections.com



Inspection Details

1. Inspectors Present

The following Inspectors were at the inspections:

- Mark Mustola
- Dustin Newsome

2. The following people were at the Inspection:

The following people were at the inspection: Client, Client's Agent, Septic Inspector

3. Inspection Time

Start Time:

- 9:45 am

End Time:

- 12:30 pm

4. Building Type

Two Story, Single Family

5. Space Below Grade

Basement, Crawl Space

6. Occupancy

- Occupied

7. Utilities

- Electricity was on
- Gas was on
- Water was on

8. Entrance Faces:

General direction the house faces:

- East

9. Weather Conditions

Temperature:

- 60 degrees

Weather:

- Sunny
- Recent Rains

10. Soil Condition

Condition of the soil:

- Wet

Grounds

1. Driveway

Materials: Asphalt

Observations:

- There are cracks present.



Minor Cracking



Minor Cracking

2. Walks

Materials: Concrete, Brick

3. Steps

Materials: Concrete

4. Porches

Materials: Concrete

5. Patio

Materials:

- Brick

6. Grading

Observations:

- Parts of the grade slopes towards the foundation, this may contribute to water problems in below grade area's of the house or with the foundation.



The grade slopes towards the foundation



The grade slopes towards the foundation

Garage

Out buildings, extra garages, sheds, and pole barns are not inspected. Included in the home inspection is the house and primary garage.

1. Garage Location

- Attached

2. Type of Structure

Type of Structure:

- Site built wood frame

Number of car spaces:

- 3 Car Spaces

3. Garage Door

Materials:

- Metal

4. Automatic Door Opener

Manufacturer:

- Craftsman

5. Foundation and Floor

Foundation:

- The garage foundation was not visible because of finished walls

Floor:

- Concrete

6. Walls and Ceilings

Types of wall materials present:

- Drywall

Types of ceiling materials present:

- Drywall

Observations:

- There were visible water stains.
- I recommend you ask the seller about past or current problems.
- The water stain was dry at the time of inspection when tested with an electronic moisture meter.



Water stain

7. Service Door

Materials:

- Insulated Metal

Exterior Surface and Components

1. Exterior Views



2. Siding

Materials: Wood Fiberboard

Observations:

- Wood fiberboard or OSB siding is prone to water problems if not properly maintained. The siding needs to be kept well painted and caulked, any problems should be dealt with ASAP to prevent serious damage and costly repairs.
- There are multiple areas where there is water damage ranging from serious to minor. I have included pictures of some of the damage. I recommend you have this siding further evaluated by a qualified contractor including getting cost estimates for repair.



Water damage and delamination



Water damage and deterioration



Water damage and deterioration



Improper clearance to the roof shingles



Water damage and Deterioration

3. Masonry

Materials: Brick Veneer

4. Trim, Fascia, and Soffits

Materials: Wood

5. Exterior Doors

Entry Doors: Insulated Metal

Patio Doors: Wood Slider

6. Windows

Type of windows present: Wood Casement, Wood Fixed Pane

Observations:

- The windows at the rear addition are showing signs of wear. They should be painted to extend their life. The rest of the house has newer windows. The addition windows may need to be replaced in the future.



Peeling paint and minor decay

Roof

Based on a document published by the National Association of Home Builders (NAHB), three tab asphalt shingles normally last 15 years and laminated asphalt shingles last 25 to 30 years.

For safety reasons, ValueCheck does not walk on roofs with pitches in excess of 6/12, heights greater than 15 feet, or roofs with snow or frost present.

There is no way to determine the age of a roof. If there is documentation from the seller or information on the sellers disclosure regarding the age we will report it. Otherwise we list the age as unknown.

1. Method of Inspection

- I inspected parts of the roof from windows.
- I inspected the roof from the ground.

2. Style of Roof

- Gable
- Hip

3. Approximate Age

Approximate age of the roofing Material:

- 7 years
- The age is based on statements made by the seller on the disclosure.

4. Type of Roof Covering

Materials:

- Laminated Asphalt Shingles

5. Valleys

Materials:

- Asphalt Shingles

6. Flashing

Materials:

- Aluminum
- Rubber

7. Gutters, Downspouts, and Extensions

Materials:

- Aluminum
- The down spouts drain into buried Drain Tile.
- The down spouts drain onto the ground.

Observations:

- The gutters are leaking.

Attic

Attics without flooring are not walked in for safety reasons. Insulation often hides the tops of attic floor joists and create fall risks. Inspections are limited to what is visible from the attic access hatch. Cathedral ceilings and half story second floors also seriously limit inspection of attics.

1. Access

Type of Access:

- Hatch

2. Method of Inspection

- I went Into the attic

3. Insulation

Type of Insulation:

- Blown in Fiberglas

Insulation Depth:

- 6" to 8"

Observations:

- I recommend you install additional insulation to bring the depth up to the minimum required 12 inches, which has a rating of R38.

4. Attic Ventilation

Materials:

- Soffit Vents
- Surface Vents

5. Roof Framing

Materials:

- Site Built Rafters

6. Roof Sheathing

Materials:

- OSB

Structure

1. Type of Structure

Materials:

- Site Built Wood Frame

2. Type of Foundation

Materials:

- Poured Concrete

Observations:

- There are shrinkage cracks present. These types of cracks normally do not represent a structural concern, but they do sometimes leak water.

3. Exterior Walls

Materials:

- Wood Frame

4. Floor Structure

Materials:

- 2X10 Wood Joists

5. Subfloor

Materials:

- OSB

6. Beams and Posts

Materials:

- Steel I Beam

Materials:

- Steel Posts

Observations:

- Posts are required to be attached to the beam and the floor. These are not.
- The post that supports the beam in the crawlspace space where it rests on the basement foundation is not properly connected to the foundation or the beam. The other post is not properly connected to the beam.

7. Stairs, Hand Rails, and Guard Rails

Steps:

- Wood

Hand and Guard Rails:

- Wood Hand Rails

Basement

The finished walls, ceilings, and floors in the basement are reported in the interior section of the report.

Finished walls limits our ability to inspect the basement walls for damage, settlement, or water intrusion.

1. Walls and Ceilings

Types of wall materials present:

- Concrete block

Types of ceiling materials present:

- Exposed framing

2. Floor

Materials:

- Carpet

3. Windows

Materials: Metal Hopper Basement Windows

4. Insulation

Materials:

- Fiberglas batts at the band joists

5. Sump Pump

Materials:

- Submerged Pump

6. Water Seepage

Materials:

- The basement was dry at the time of inspection

Crawl Space

1. Crawl Space Location

Materials:

- Under the addition

2. Method of Inspection

- From the access opening

3. Access

- Wood Door

4. Ventilation

- Foundation Vents

5. Insulation

Materials:

- Fiberglas batts on the ceiling

6. Vapor Barrier

Materials:

- None

Observations:

- I recommend you have a qualified contractor install plastic sheeting a minimum of 6 mils thick to cover the entire crawl space floor.

7. Sump Pump

Materials:

- None

8. Water Seepage

Materials:

- The crawl space was dry at the time of inspection.

Electrical

Smoke detectors are not tested as part of this home inspection because pressing the 'test' button only tests the battery. It does not test the detectors ability to detect smoke. We recommend you replace the batteries and test the units the day you move in and monthly thereafter. If your house is more than ten years old, there's a good chance that your smoke dectors are obsolite and also may be missing from locations required by current standards. We recommend that you have an electrician bring the smoke detection system up to the current code.

1. Power on

- The electricity was on at the time of inspection.

2. Service Type

- Service Lateral (buried)

3. Service Size

- 200 amps / 240 volts

4. Service Cable

Materials:

- Aluminum

5. Ground

Materials:

- The system is grounded to a grounding rod outside.

6. 120 Volt Circuits

Materials:

- Nonmetallic plastic sheathed cable (Romex) with copper wire

7. 240 Volt Circuits

Materials:

- Nonmetallic plastic sheathed cable (Romex) with copper wire
- Nonmetallic plastic sheathed cable (Romex) with aluminum wire

8. Electrical Outlets and Light Fixtures

Materials:

- Grounded three slot 120 volt electrical outlets
- Switch controlled permanently installed lights

9. GFCI Outlets

Observations:

- The **GFCI** outlets in the master bath and front porch did not trip off properly
- I recommend that you have an electrician make the proper repairs as they determine necessary.



This GFCI outlet is not tripping off properly.



This GFCI outlet is not tripping off properly.

Main/Service Panel

1. Location

- Basement

2. Panel Capacity

Panel Capacity:

- 200 amps

Main Disconnect:

- 200 amp breaker

3. Manufacturer

Panel Manufacturer:

- Challenger

Gas

1. Gas On

- The gas was on at the time of the Inspection.

2. Gas Supply

- Natural Gas

3. Gas Shut Off

- Outside at the meter

4. Gas Supply Pipes

Materials:

- Cast Iron (black pipe)

Heating System

Heat exchangers are not inspected. The heating system inspection is visual and includes running the furnace by using normal home owner controls (thermostat).

Based on a document published by the National Association of Home builders (NAHB), the normal design life of a furnace is 20 years and the normal design life of a boiler is 30 to 40 years.

1. Location

- Basement

2. Type of system

- Forced air furnace

3. Manufacturer

- Lennox

4. Approximate Age

- 2014

5. Capacity - BTU's

- 110,000

6. Fuel Type

- Natural Gas

7. Thermostat

- Digital

8. Area Served

- Whole House

9. Heating System Operation

- The furnace was working at the time of inspection



The furnace was working at the time of the inspection.

10. Distribution

Materials:

- Duct system using supply and return registers

11. Filter

Materials:

- Disposable filter

12. Chimney

Type of Chimney:

- The furnace is a direct vent unit venting with plastic pipe (no chimney).

Cooling System

AC units are tested by turning them on with the thermostat and verifying that there is the proper temperature differential between the supply and return registers.

ValueCheck does not operate AC units when the outdoor temperature is below 60 degrees because this could damage some type of compressors.

Based on a document published by the National association of Home Builders (NAHB) the average life span for central air conditions is 10 to 15 years.

1. Location

- North side of the house

2. Type of System

- Central Air Conditioning System

3. Manufacturer

- Amana

4. Approximate Age

- 1994

5. Thermostat

- Shared with the furnace

6. Area Served

- Whole House

7. Distribution

Materials:

- Duct system using supply and return registers

8. Air Conditioning System Operation

Materials:

- The AC was working at the time of inspection

Observations:

- The AC unit is beyond it's average service life and may need replacement soon.

9. Observations:

Supply Air Temp.:

- 48°

Return Air Temp.:

- 71°

Observations:

- The ideal temperature differential is 14 to 22 degrees.
- A differential above 22 degrees could indicate things like a dirty filter or dirty coils.

Plumbing

Only visible plumbing is inspected. Plumbing under concrete slabs, hidden in walls or attics, or buried underground can not be inspected. Shut off valves are not operated during the inspection. Valves will often leak when operated after not being exercised for awhile.

The underground sewer line that runs from the house to the city sewer line is not included in the standard home inspection. ValueCheck offers sewer scope inspections as an additional service. We can use a camera to inspect this under ground pipe for breaks, clogs, roots, or other obstructions or problems.

When the water is on at the time of inspection then we run water in each tub, sink, shower, and toilet to confirm that faucets, drains, stoppers, and shower diverter valves work. If any problems are evident they would be reported here.

1. Water On

- The water was on.

2. Water Supply

General Information:

- Private Well

Observations:

- The well was not inspected.

3. Main Shutoff Location

General Information:

- Basement

4. Service Line

Materials:

- Plastic

5. Supply Piping

Materials:

- Copper

6. Sewage Disposal

Materials:

- Private Septic System
- ValueCheck does not inspect septic systems. I strongly recommend you have the septic system inspected by a qualified septic inspector.

7. Waste/Vent Piping

Materials:

- PVC

Observations:

- Was evidence of a past leak underneath the laundry area. I recommend you ask the sellers about this

8. Sinks

Materials:

- Porcelain
- Plastic Utility Tub

Observations:

- I think in the laundry room has a slow drain

9. Bathtubs

Types of bathtubs present in the house:

- The main bathroom has a porcelain bathtub with ceramic tile walls

10. Showers/Surrounds

Types of showers present in the house:

- The master bathroom shower has a ceramic tile floor with ceramic tile walls

11. Toilets

Observations:

- I tested the toilets by flushing them and making sure they were tight to the floor.

Water Heater

Based on a document published by the National Association of Home Builders (NAHB), the normal design life of a gas water heater is 12 to 15 years.

1. Location

- Basement

2. Manufacturer

- State

3. Approximate Age

- 2018

4. Capacity

- 50 gallons

5. Fuel Type

- Natural Gas

6. Water Heater Operation

Operation:

- The water heater was working at the time of inspection.

7. Chimney

Type of Chimney:

- The water heater is a direct vent unit venting with plastic pipe (no chimney).

Laundry

1. Location

- First Floor

2. Washer Hose Bib

Materials:

- Gate Valves

3. Washer and Dryer Electrical

Materials:

- 120 Volt Outlet
- 240 Volt Dryer Outlet

4. Dryer Vent

Materials:

- Rigid Metal Duct

5. Washer Drain

Materials:

- Drains into a stand pipe

Interior

1. Walls and Ceilings

Types of wall materials present:

- Drywall

Types of ceiling materials present:

- Drywall

2. Floors

Types of flooring materials:

- Carpet
- Ceramic Tile
- Hardwood

3. Doors

Materials:

- Wood interior doors

Observations:

- The door to the laundry room is not square in the frame so it does not latch. This can indicate a little settlement.

4. Kitchen Cabinets and Counter Tops

Types of counter tops present:

- Stone (granite, marble, Quartz)

Types of cabinets present:

- Wood

5. Bathroom Cabinets and Counter Tops

Types of counter tops present:

- Stone (granite, marble, Quartz)

Types of cabinets present:

- Wood

6. Bathroom Ventilation

Materials:

- Exhaust Fan

Fireplace

The National Fire protection agency (NFPA) recommends when a house changes ownership that you have a certified chimney sweep clean and conduct a level II inspection of fireplace and chimney components prior to use. Since the inspection of the inside of chimney flues are not included in a home inspection, ValueCheck Home Inspections strongly recommends that all of our clients follow this advice.

Free standing wood stoves and wood burning inserts are not inspected. If they are present in this home I recommend that you arrange for a thorough inspection by a certified chimney sweep.

1. Fireplace Location

Materials:

- Living Room

2. Type of Fireplace

Type of Fireplace:

- Site built masonry fireplace

Type of Fuel:

- Wood Burning

Observations:

- There is a gas log set currently installed.



The gas fireplace was working

3. Hearth Extension

Materials:

- Cultured Stone

4. Damper

Materials:

- Metal

5. Chimney

Type of Chimney:

- Brick

Type of Flue:

- Clay Tile

Misc Items

The items in this section are outside the scope of this inspection. As a courtesy, if we see any signs of these conditions we document them so that you can seek advise or further inspections by proper qualified professionals.

1. Suspected Rodent Activity

Observations:

- There are bat droppings in the attic. I do not know the extent of the infestation or the extent of any damage. I recommend that you have this investigated by a qualified pest inspector.
- There are paths through the insulation that indicate some type of rodent activity.



Bat Droppings



Bat Droppings

Report Summary

The summary below consists of potentially significant findings. These findings can be safety hazards, deficiencies requiring major expenses to correct, or items we would like to draw to your attention. The summary is not a complete list of all the findings in the report, and only reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues.

We recommend that all repairs be preformed by qualified licensed contractors. Also it would be a good idea to obtain a copy of any receipts, warranties, permits, and approvals for the work done.

Grounds

Page 2 Item: 6	Grading	<ul style="list-style-type: none"> • Parts of the grade slopes towards the foundation, this may contribute to water problems in below grade area's of the house or with the foundation.
----------------	---------	--

Garage

Page 4 Item: 6	Walls and Ceilings	<ul style="list-style-type: none"> • There were visible water stains. • I recommend you ask the seller about past or current problems. • The water stain was dry at the time of inspection when tested with an electronic moisture meter.
----------------	--------------------	--

Exterior Surface and Components

Page 6 Item: 2	Siding	<ul style="list-style-type: none"> • Wood fiberboard or OSB siding is prone to water problems if not properly maintained. The siding needs to be kept well painted and caulked, any problems should be dealt with ASAP to prevent serious damage and costly repairs. • There are multiple areas where there is water damage ranging from serious to minor. I have included pictures of some of the damage. I recommend you have this siding further evaluated by a qualified contractor including getting cost estimates for repair.
Page 8 Item: 6	Windows	<ul style="list-style-type: none"> • The windows at the rear addition are showing signs of wear. They should be painted to extend there life. The rest of the house has newer windows. The addition windows may need to be replaced in the future.

Roof

Page 9 Item: 7	Gutters, Downspouts, and Extensions	<ul style="list-style-type: none"> • The gutters are leaking.
----------------	-------------------------------------	--

Attic

Page 10 Item: 3	Insulation	<ul style="list-style-type: none"> • I recommend you install additional insulation to bring the depth up to the minimum required 12 inches, which has a rating of R38.
-----------------	------------	---

Structure

Page 11 Item: 6	Beams and Posts	<ul style="list-style-type: none"> • Posts are required to be attached to the beam and the floor. These are not. • The post that supports the beam in the crawlspace space where it rests on the basement foundation is not properly connected to the foundation or the beam. The other post is not properly connected to the beam.
-----------------	-----------------	---

Crawl Space

Page 13 Item: 6	Vapor Barrier	<ul style="list-style-type: none"> I recommend you have a qualified contractor install plastic sheeting a minimum of 6 mils thick to cover the entire crawl space floor.
-----------------	---------------	---

Electrical

Page 14 Item: 9	GFCI Outlets	<ul style="list-style-type: none"> The GFCI outlets in the master bath and front porch did not trip off properly I recommend that you have an electrician make the proper repairs as they determine necessary.
-----------------	--------------	---

Plumbing

Page 22 Item: 8	Sinks	<ul style="list-style-type: none"> I think in the laundry room has a slow drain
-----------------	-------	--

Interior

Page 25 Item: 3	Doors	<ul style="list-style-type: none"> The door to the laundry room is not square in the frame so it does not latch. This can indicate a little settlement.
-----------------	-------	--

Misc Items

Page 28 Item: 1	Suspected Rodent Activity	<ul style="list-style-type: none"> There are bat droppings in the attic. I do not know the extent of the infestation or the extent of any damage. I recommend that you have this investigated by a qualified pest inspector. There are paths through the insulation that indicate some type of rodent activity.
-----------------	---------------------------	---