



# L&A Home Inspections

Petoskey, MI 49770

(231) 373-7471

landahomeinspectons.com

landainspections@gmail.com

Inspected By: Matthew Lewis



## Home Inspection Report

Prepared For:

**Kimberly Stobough**

Property Address:

**1234 Main St**

**Petoskey , MI 49770**

Inspected on Sun, Feb 2 2014 at 3:01 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# General

Property Type:	Single Family
Stories:	Two
Approximate Age:	37
Age Based On:	Sellers Disclosure
Bedrooms/Baths:	3/2.5
Door Faces:	Northeast
Furnished:	Yes
Occupied:	Yes
Weather:	Overcast
Temperature:	Cold
Soil Condition:	Snow
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner



## Comment 1:



Figure 1-1



Figure 1-2

(General continued)



Figure 1-3



Figure 1-4



Figure 1-5

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Sloped Away From Structure

Condition: Satisfactory

Vegetation:

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

(Site continued)

Driveway:	Asphalt Condition: Marginal as some cracks have appeared due to normal aging. Also there is a downspout that exits at the base of the garage, this should be further away from the house to avoid drainage problems and cracking in the asphalt.
Walkways:	Pavers Condition: Satisfactory
Steps/Stoops:	Concrete, Wood Condition: The exit door on the east side of the garage has a step that is taller than it should be. Possible trip hazard.
Patios/Decks:	Wood Condition: Marginal



Comment 2:

The deck although in good condition, will need to be stained again or waterproofed to promote longevity and act as a barrier against water damage and rot.



Comment 3:



Figure 3-1

(Site continued)

**Comment 4:**

Please understand that a home inspection is a visual inspection only. Any defects hidden from view cannot be commented or reported on. Due to recent heavy snowfall, the exterior site grading, vegetation, roof, driveway, walkway, and foundation were all not inspected. In the spring or summer defects not visible now may clearly appear. The comments below represent only the portions that I could see.

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.


Exterior Covering:	Vinyl Siding, Brand-new professionally done exterior vinyl siding. In excellent condition. Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Wood Condition: Satisfactory

## Garage

Garage Type:	Attached Condition: Satisfactory
Garage Size:	2.5 Car
Door Opener:	Chain Drive Condition: Satisfactory
Opener Safety Feature:	Force Sensitive Condition: Satisfactory



(Garage continued)

 **Comment 5:**  
The garage door has a reversing safety feature. However, the addition of photocell eye sensors would be good safety feature to add.


 **Comment 6:**



Figure 6-1



Figure 6-2

 **Comment 7:**  
New building practices state that all garage outlets be protected by a GFCI circuit. This is a relatively inexpensive safety upgrade.

## Exterior

Exterior Covering:	Vinyl
	Condition: Satisfactory
Exterior Trim Material:	Wood
	Condition: Satisfactory

## Roofing

Inspection Method:	From Ground With Binoculars
Roofing Material:	3 Tab Shingle
	Condition: Marginal
Approximate Roof Age:	15
Ventilation Present:	Soffit, Gable Ends, Ridge Vent
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



(Roofing continued)

**Comment 8:**

The downspout on the side of the garage exits right onto the pavement. This causes drainage problems and it has caused the concrete slab in front of the attached garage to settle. You may want to consider relocating or extending this downspout.

## Structure

Wall Structure:	Wood Framed
	Condition: Satisfactory
Ceiling Structure:	Wood Framed
	Condition: Satisfactory
Roof Structure:	Wood Framed
	Condition: Satisfactory
Roof Sheathing:	Plywood
	Condition: Satisfactory

**Comment 9:**

The ceiling joists are two by fours. This is fine however keep in mind that you may not be able to store heavy materials in the attic without the risk of the two by fours bowing.

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	3 Tab Shingle
	Condition: Marginal
Approximate Roof Age:	15
Ventilation Present:	Roof, Soffit, Ridge Vents
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Brick
	Condition: Satisfactory

(Roofing continued)

Flashings:	Asphalt Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete Condition: Finished flooring in the basement prohibits a visual inspection.
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure Lowest Level:	Concrete Slab Condition: Finished flooring in the basement prohibits a visual inspection.
Floor Structure Level #2:	Wood Frame, Not visible due to finishing material such as drywall or ceiling tiles. Condition: Satisfactory from the parts that I could see.
Subflooring:	Plywood Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

## Attic

Attic Entry:	Garage
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Satisfactory
Vent Risers:	Metal, PVC Condition: Satisfactory

(Attic continued)

Insulation:	Blown In Cellulose, Fiberglass Batts
	Condition: Satisfactory
Attic Partition Between Garage And House:	Yes
	Condition: Satisfactory

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Comment 10:

The attic was inspected from the access hatch only since there is blown-in insulation and the ceiling joists cannot be seen to walk on without damaging or compressing the insulation which reduces it's R value.



Figure 10-1



Comment 11:

The bathroom vent exits properly to the outside instead of in the attic.

(Attic continued)



## Comment 12:



Figure 12-1



Figure 12-2



Figure 12-3

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

Inside

Vapor Retarder:

Installed

Condition: Satisfactory

Underfloor Insulation:

Fiberglass Batts

Condition: Satisfactory, but installed upside down.

(Crawlspace continued)

Ventilation Present:

Yes however the vents were blocked off.  
This is not necessarily a problem since  
there is little agreement on when to open  
and close the vents.

Condition: Satisfactory

Moisture Condition:

Dry

Condition: Satisfactory



#### Comment 13:

The crawlspace was full of storage material so it was not inspected. From the parts that I could see the pipes are insulated, the duct runs are insulated, however the bat insulation is installed upside down between the joists. The warm side is where the paper on the batt should be placed. The vapor retarder in the crawl space is the concrete itself.



Figure 13-1

(Crawlspace continued)

**Comment 14:**

The owner has an hygrometer in the basement which is reading at 28% humidity. This is satisfactory.



Figure 14-1

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	150 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	9 volt Battery Type
	Condition: Marginal, make sure to change batteries once a year.

(Electrical continued)



Comment 15:



Figure 15-1



Comment 16:



Figure 16-1

## HVAC

HVAC System Type:

Central Split System



(HVAC continued)

**Comment 17:**

The house has an uninspected main floor cooling unit made by frigidaire. Same for the master bedroom. Neither were turned on due to outside temperatures.

**Comment 18:**

Figure 18-1



Figure 18-2

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Marginal
Manufacturer:	Bryant
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	88000
Output BTUs:	Not Listed
Approximate Age:	22
Filter Type:	Disposable
	Condition: Satisfactory
Output Temperature:	175 At Unit Plaque And 112 At Vent Tested.
Type of Distribution:	Metal Ducting
	Condition: Satisfactory

(Heating continued)



## Comment 19:



Figure 19-1



Figure 19-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Well System
Supply Pipe Material:	Galvanized
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter

(Plumbing continued)



Comment 20:



Figure 20-1



Figure 20-2

## Water Heater

Manufacturer:	AO SMITH
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	11
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room

(Water Heater continued)



Comment 21:



Figure 21-1



Figure 21-2



Comment 22:

Since the water heater is a proximately 11 years old, The life expectancy would be considered marginal.

## Bathrooms

### Bathroom #1

Location:	Main Floor In Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory

(Bathroom #1 continued)

Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator, Window
	Condition: Satisfactory
GFCI Protection:	Outlets, Lights, Recirculating Tub
	Condition: Satisfactory



Comment 23:

Caulking shows signs of wear. Will need to make sure and replace or maintain the caulking to avoid any water penetration.



Figure 23-1



Comment 24:

The GFCI breaker for the tub is located in the basement above the ceiling tiles. This is not normal as when tripped you will not know where to go to reset the outlet.

(Bathroom #1 continued)



Comment 25:



Figure 25-1



Figure 25-2

## Bathroom #2

Location:	Off Of Living Room
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	High efficiency low or high water flush options
	Condition: Satisfactory
Floor:	Bamboo
	Condition: Satisfactory
Ventilation Type:	Window
	Condition: Satisfactory
GFCI Protection:	Outlets, Lights
	Condition: Satisfactory



(Bathroom #2 continued)



Comment 26:



Figure 26-1

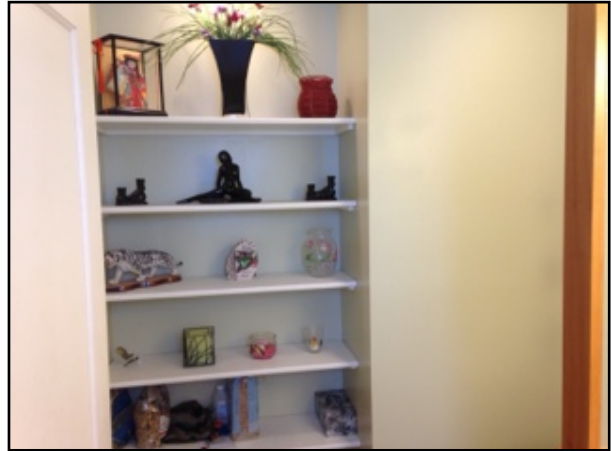


Figure 26-2

## Bathroom #3

Location:	Basement
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



(Bathroom #3 continued)



**Comment 27:**

By the edge of the shower in the basement bathroom shows signs of moisture damage. You may want to consider painting this and keeping an eye on the moisture levels in the bathroom. Also make sure to dry the tile next to the baseboard after showering to prevent any mold issues.



Figure 27-1

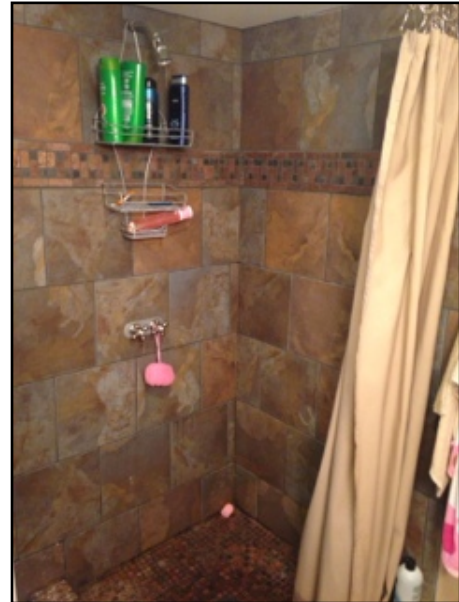


Figure 27-2



Figure 27-3

## Kitchen

Cabinets:

Wood

Condition: Satisfactory

Countertops:

Granite, Wood

Condition: Satisfactory

(Kitchen continued)

Sink: Double  
Condition: Satisfactory



Comment 28:

For safety, it is recommended that all outlets in the kitchen are GFCI protected. There is only one outlet currently in the kitchen with GFCI.

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Comment 29:

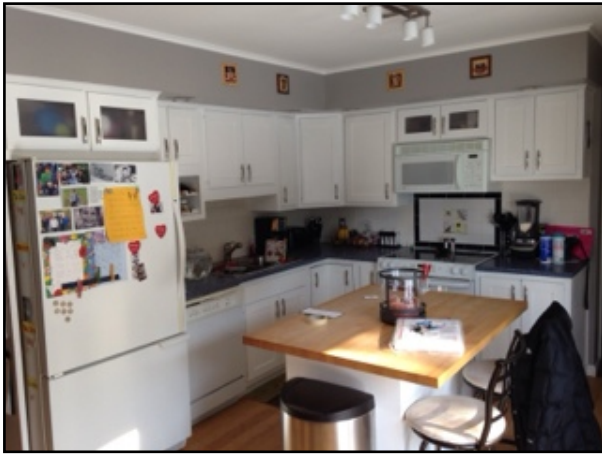


Figure 29-1



Figure 29-2



Figure 29-3

(Kitchen continued)

# Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	General Electric Condition: Satisfactory
Range:	General Electric Condition: Satisfactory
Cooktop:	General Electric Condition: Satisfactory
Range Hood:	General Electric Condition: Satisfactory
Refrigerator:	Amana Condition: Satisfactory
Dishwasher:	General Electric Condition: Satisfactory
Microwave:	General Electric Condition: Satisfactory
Disposal:	Kitchen Aid, ISE Condition: Satisfactory



**Comment 30:**  
A home inspection does not include checking the appliances to make sure they are working and within manufactures tolerances. I did however check to make sure the burners got hot and the oven begins to heat. The magnetron in the microwave is working, the refrigerator is cold as well as the freezer, and the garbage disposal runs. The dishwasher remains untested.

(Appliances continued)



Figure 30-1

# Laundry

Built In Cabinets:	Yes
	Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Maytag
	Condition: Satisfactory
Dryer:	Maytag
	Condition: Satisfactory

(Laundry continued)



Comment 31:

I listed the washer and dryer as satisfactory condition. However please remember that we do not turn on these units to make sure that they are working properly.



Figure 31-1



Comment 32:

A GFCI, also known as a ground fault circuit interrupter outlet is recommended for the washer and dryer since they are right next to the water supply lines.



Figure 32-1

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Bamboo Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Double Hung, Casement Condition: Satisfactory
Window Materials:	Wood, Vinyl, Impact Glass
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Wood Burning Condition: Further Evaluation Required



## Comment 33:

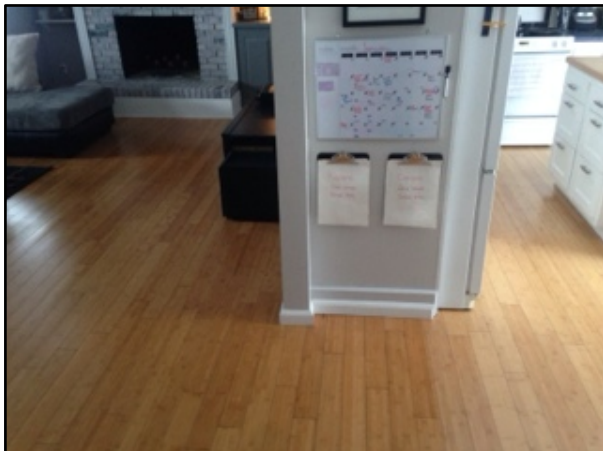


Figure 33-1



Figure 33-2



(Interior continued)



#### Comment 34:



Figure 34-1



#### Comment 35:

The floors have normal wear and tear. Some minor scratches but overall in good condition.

The window wood frame in the first bedroom off of the kitchen shows signs of moisture in the past and they need to be painted.

The southwest bedroom window also shows signs of moisture not in between the panes but on the panes making the wood rot. Recommend repainting.



Figure 35-1



Figure 35-2



(Interior continued)



### Comment 36:



Figure 36-1

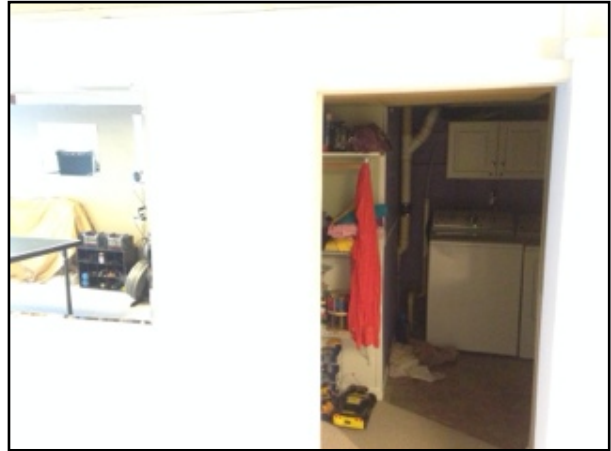


Figure 36-2



Figure 36-3



Figure 36-4



### Comment 37:

In regards to the chimney liner, I always recommend further evaluation by a professional to make sure that it's safe to light a fire.

(Interior continued)



Comment 38:

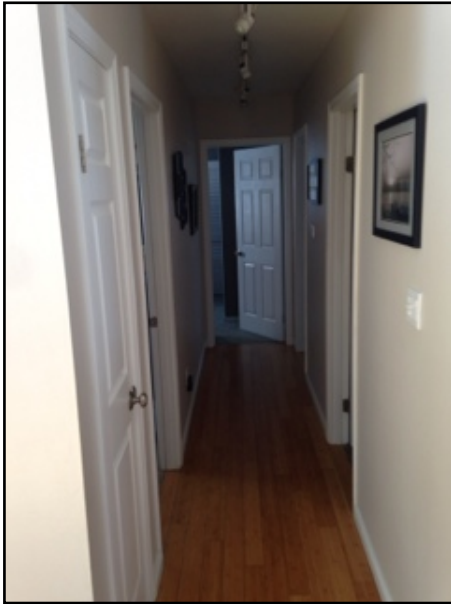


Figure 38-1



Figure 38-2

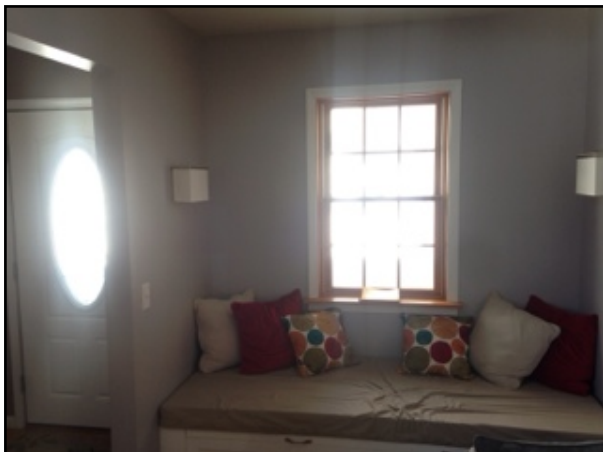


Figure 38-3



Figure 38-4

# Report Summary

## Site

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1) The deck although in good condition, will need to be stained again or waterproofed to promote longevity and act as a barrier against water damage and rot.

## Garage

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2) The garage door has a reversing safety feature. However, the addition of photocell eye sensors would be good safety feature to add.

3) New building practices state that all garage outlets be protected by a GFCI circuit. This is a relatively inexpensive safety upgrade.

## Garage: Roofing

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4) The downspout on the side of the garage exits right onto the pavement. This causes drainage problems and it has caused the concrete slab in front of the attached garage to settle. You may want to consider relocating or extending this downspout.

## Bathrooms: Bathroom #1

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5) Caulking shows signs of wear. Will need to make sure and replace or maintain the caulking to avoid any water penetration.



Figure 5-1

6) The GFCI breaker for the tub is located in the basement above the ceiling tiles. This is not normal as when tripped you will not know where to go to reset the outlet.

(Report Summary continued)

## Kitchen

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7) For safety, it is recommended that all outlets in the kitchen are GFCI protected. There is only one outlet currently in the kitchen with GFCI.

## Laundry

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8) A GFCI, also known as a ground fault circuit interrupter outlet is recommended for the washer and dryer since they are right next to the water supply lines.



Figure 8-1

## Interior

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9) The floors have normal wear and tear. Some minor scratches but overall in good condition.

The window wood frame in the first bedroom off of the kitchen shows signs of moisture in the past and they need to be painted.

The southwest bedroom window also shows signs of moisture not in between the panes but on the panes making the wood rot. Recommend repainting.

(Report Summary continued)



Figure 9-1



Figure 9-2