

Inspection Report

Provided by:



Essential Home Improvements L.L.C

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Property Address:

2287 Waldon Rd
Grand Rapids , MI 49505



1 Report Information

Client Information

Client Name Samantha Smith
Client Phone 225-555-1215

Property Information

Approximate Year Built 1940
Approximate Square Footage 2341
Number of Bedroom 4
Number of Bath 1.5
Direction House Faces West

Inspection Information

Inspection Date 4-6-2020
Inspection Time 12:00
Weather Conditions Sunny
Outside Temperature 60 Degrees

Sample Inspection Agreement

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings,

furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	2	Common cracks and settlement were observed.
Grounds	3	The front brick sidewalk surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.
Exterior	4	The patio surface was raised or settled causing a minor tripping hazard. These should be repaired for safety. Common settlement type cracks were observed to the porch. Minor settlement was observed at the porch. Although no immediate concern was observed at the time of inspection, recommend sealing along wall, or any settled areas. Over time, settlement can cause water penetration at the house wall. A structural engineer is recommended to inspect the SW porch corner post and foundation. Due to conditions observed, recommend further evaluation by a licensed structural engineer.
Exterior	5	Cracking and / or deterioration were observed to the wood surfaces. The patio surface was raised or settled causing a minor tripping hazard. These should be repaired for safety.
Exterior	6	The visible and accessible portions of the exterior wall coverings appeared to be in service Damaged siding was observed at top left corner of the front. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. ble condition at the time of the inspection. Large tree or trees were too close at the of the house. These trees may need to be removed to reduce the possibility of damage to the foundation, siding, and / or roof.
Exterior	7	Dog door on the rear of the house is not sealed around the frame. This could be a place for water to penetrate the building.
Exterior	8	The window caulking, putty and glazing compound was cracking with some deterioration observed. Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred. The original windows are peeling paint. The vinyl replacement windows are peeling paint around the exterior blind stop. Storm window on the rear has a damaged screen.
Exterior	11	Recommend repairs as needed. The chimney showed signs of settlement cracks and or separations. Sealing is needed between the chimney and the wall. Water penetration may have occurred. Further

		evaluation would require the removal of siding, which is not performed as part of our inspection. Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars. Common cracks were observed at the chimney and / or cap. Recommend all cracks be sealed and / or re-pointed as part of normal maintenance to prevent widening of cracks.
Roofing	14	Splash blocks were missing. Recommend installing splash blocks and 90 degree elbow to reduce soil erosion.
Interiors	32	It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair. Living room electrical receptacles have no ground. Dining room electrical receptacles have no ground. Sun-room electrical receptacles have no ground. Sun-room smoke detector missing. Bedroom one electrical receptacles loose. Master-bed electrical receptacles loose.
Interiors	34	Sun-room smoke detector missing.
Kitchen	38	Due to conditions observed, we recommend further evaluation of ALL wiring within the home and / or repair as needed by a licensed electrician prior to close. GFIC electrical outlet on the right side of kitchen sink does not provide a ground fault it has an open ground condition.Recommend repairs as needed.
Bath(s)	54	Bathroom vent needs repair on the exterior. Appears Serviceable Recommend maintenance as needed.
Basement	58	The foundations exterior wall has chipped paint. There were common settlement type cracks and nail pops observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.
Basement	62	It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair. The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device at the laundry room west wall. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Outlet above washer has no ground.
Basement	64	Minor foundation cracks in laundry room area. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.
Garage - Laundry	65	The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.
Garage - Laundry	66	Damaged or missing shingles were observed at both sides of the gable roof. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history

		<p>information from the seller prior to close. Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture related condition. This condition may also be seasonal depending on tree / leave coverage and the position of the sun during the changing seasons. Client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.</p>
Garage - Laundry	72	Garage outdoor light bulbs not rated for exterior use.

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3 Grounds

Grading

Grading Slope The site is moderately sloped.

1) Grading Conditions AS Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Concrete

2) Driveway Conditions AS Common cracks and settlement were observed.



Minor cracking and settling in driveway.

Sidewalk Material Brick

3) Sidewalk Conditions S The front brick sidewalk surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.



Front entry brick sidewalk settling possible trip hazard.

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4 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch

4) Front Entrance Conditions



The patio surface was raised or settled causing a minor tripping hazard. These should be repaired for safety. Common settlement type cracks were observed to the porch. Minor settlement was observed at the porch. Although no immediate concern was observed at the time of inspection, recommend sealing along wall, or any settled areas. Over time, settlement can cause water penetration at the house wall. A structural engineer is recommended to inspect the SW porch corner post and foundation. Due to conditions observed, recommend further evaluation by a licensed structural engineer.



Porch north side minor cracking.



Minor cracking at north corner of front porch.



Front SW corner major crack and settling.



Settlement has occurred please contact structural engineer to determine structural integrity.

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Front porch brick settling and deteriorating.

Back Entrance Type

Deck

5) Back Entrance Conditions

S

Cracking and / or deterioration were observed to the wood surfaces. The patio surface was raised or settled causing a minor tripping hazard. These should be repaired for safety.



Top Step height 10 1/4" is considered a trip hazard



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Bottom lattis damaged

Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

Aluminum Siding

6) Exterior Wall Conditions

R

The visible and accessible portions of the exterior wall coverings appeared to be in service Damaged siding was observed at top left corner of the front. Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. ble condition at the time of the inspection. Large tree or trees were too close at the of the house. These trees may need to be removed to reduce the possibility of damage to the foundation, siding, and / or roof.



Trees are close to the house



Siding needs repaired to prevent insects and weather from entering building.

7) Exterior pet door

R

Dog door on the rear of the house is not sealed around the frame. This could be a place for water to penetrate the building.

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Pet door not sealed insects and elements can enter the building.

Exterior Windows - Doors

Window Type Double Hung

Window Material Wood Vinyl

8) Window Conditions

R

The window caulking, putty and glazing compound was cracking with some deterioration observed. Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred. The original windows are peeling paint. The vinyl replacement windows are peeling paint around the exterior blind stop. Storm window on the rear has a damaged screen.



Peeling paint observed in every window.



Exterior window glazing deteriorated and peeling paint

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Exterior blind stop peeling paint on vinyl replacement windows.



Damaged Screen Rear elevation

9) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location

North side of home.

10) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures. Faucet operates as it should.

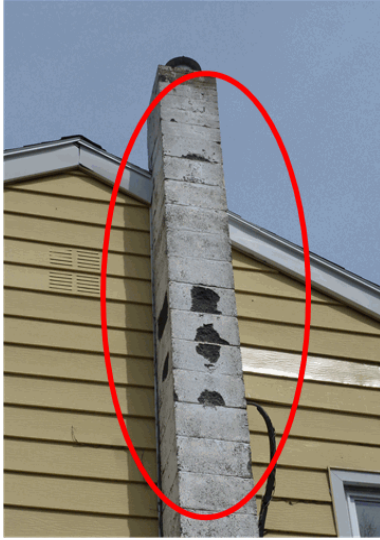
Chimney

11) Chimney Conditions

R

Recommend repairs as needed. The chimney showed signs of settlement cracks and or separations. Sealing is needed between the chimney and the wall. Water penetration may have occurred. Further evaluation would require the removal of siding, which is not performed as part of our inspection. Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars. Common cracks were observed at the chimney and / or cap. Recommend all cracks be sealed and / or re-pointed as part of normal maintenance to prevent widening of cracks.

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Deteriation on the concrete block

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5 Roofing

Roof Covering

Method of Inspection The roof was inspected by viewing with high power binoculars.

Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

12) Roof Covering Condition AS The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.



13) Flashing Conditions AS The exposed flashing's appeared to be in serviceable condition at the time of inspection.

14) Gutter & Downspout Conditions R Splash blocks were missing. Recommend installing splash blocks and 90 degree elbow to reduce soil erosion.



Downspout needs to be diverted away from the structure

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Attic Area

Method of Inspection	The attic inspection was limited to those areas visible from the access.
Roof Frame Type	The roof framing is constructed with rafter framing.
15) Attic Conditions	AS The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.
Attic Ventilation Type	Gable Vents
Attic Ventilation Conditions	Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

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6 Heating - Air

Heating

Location of Unit Basement
Heating Type Forced Air
Energy Source Natural Gas

16) Unit Conditions AS The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type The visible areas of the heat distribution system is duct work with registers.

17) Distribution Conditions AS The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

18) Ventilation Conditions AS The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

19) Thermostat Condition AS The normal operating controls appeared to be serviceable at the time of the inspection.

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7 Electrical

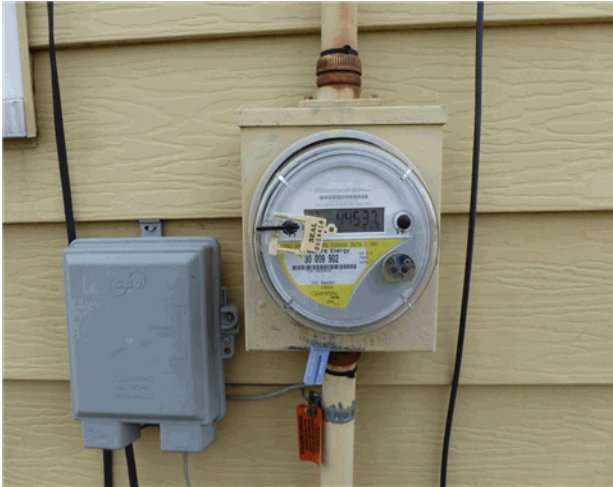
Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum

Number of Conductors Two

20) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 100 amps.

Circuit Protection Type Breakers

21) Wiring Methods AS Plastic insulated (romex) type wire is present.

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22) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection.

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8 Plumbing

Water Main Line

Main Shutoff Location The main valve is located at the basement.

Main Line Material The visible material of the main line / pipe appears to be copper.

23) Main Line & Valve Conditions AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

24) Supply Line Conditions AS The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are cast iron. The visible portions of the waste lines are plastic.

25) Drain Line Conditions AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

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Water Heater(s)

Water Heater Type Natural Gas
Water Heater Location Basement Laundry Room
Water Heater Capacity 40 Gallon

26) Water Heater Conditions AS The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



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9 Interiors

Walls - Ceilings - Floors

27) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

28) Ceiling Conditions

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection. The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

29) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

30) Interior Window Conditions

AS

Some of the window screens were missing or not installed at time of inspection. Some of the window screens were ripped and / or torn.



Bedroom 1 screen torn

31) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

32) Electrical Conditions

S

It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair. Living room electrical receptacles have no ground. Dining room electrical receptacles have no ground. Sun-room electrical receptacles have no ground. Sun-room smoke detector missing. Bedroom one electrical receptacles loose. Master-bed electrical receptacles loose.

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No ground on living room electrical outlets



Sunroom electrical receptacles do not have a ground.



Bedroom 1 outlet loose.



Bedroom 2 electrical receptacle loose



Masterbed electrical receptacle loose.

33) Lighting Conditions

AS Appears Serviceable

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**34) Smoke Detector
Conditions**



Sun-room smoke detector missing.



Rear Sunroom smoke detector missing.

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10 Kitchen

Walls - Ceilings - Floors

- 35) Wall Conditions** AS The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 36) Ceiling Conditions** AS The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection. The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 37) Floor Conditions** AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 38) Kitchen GFIC Electrical Outlets** S Due to conditions observed, we recommend further evaluation of ALL wiring within the home and / or repair as needed by a licensed electrician prior to close. GFIC electrical outlet on the right side of kitchen sink does not provide a ground fault it has an open ground condition. Recommend repairs as needed.



Open ground on GFIC

Electrical Conditions

- 39) Electrical Conditions** AS
- 40) Lighting Conditions** AS
- 41) Ceiling Fan Conditions** AS

Kitchen Sink - Counter tops - Cabinets

- 42) Counter Conditions** AS The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.
- 43) Cabinet Conditions** AS The kitchen cabinets appeared to be in serviceable condition at the time

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of inspection. The kitchen cabinets showed evidence of minor wear.

**44) Sink Plumbing
Conditions**

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



**45) Garbage Disposal
Condition**

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The oven is gas. The range is gas.

**46) Stove - Range
Condition**

AS

Appears Serviceable

**47) Hood Fan
Conditions**

AS

Appears Serviceable

**48) Dishwasher
Conditions**

AS

Appears Serviceable

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11 Bath(s)

Walls - Ceilings - Floors

49) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

50) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

51) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

52) Electrical Conditions

AS

Appears Serviceable

53) Lighting Conditions

AS

Appears Serviceable

54) Vent Fan Conditions

R

Bathroom vent needs repair on the exterior. Appears Serviceable
Recommend maintenance as needed.



Its recommended to clean vent and fix louvers to prevent water leak

Shower - Tub - Toilet

55) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

56) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath

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12 Basement

Walls - Ceilings - Floors

57) Basement Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.

58) Wall Conditions

R

The foundations exterior wall has chipped paint. There were common settlement type cracks and nail pops observed to the interior walls. Although these conditions are common in most homes, client is advised to monitor cracks for future movement.



Weather exterior basement wall have loose paint and mortar.



Loose paint at exterior basement walls.



Minor cracks and peeling paint on north side foundation wall.



South side exterior basement wall cracked mortar and peeling paint.

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59) Ceiling Conditions

AS	The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
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60) Floor Conditions

AS	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
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Windows - Doors

61) Basement Window Conditions

AS	Appears Serviceable
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Electrical Conditions

62) Electrical Conditions

S	It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair. The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device at the laundry room west wall. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Outlet above washer has no ground.
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Electrical outlet above cloths washer has no ground.



Basement laundry room GFIC failed. Outlet has an open ground.

63) Lighting Conditions

AS	Appears Serviceable
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Other Conditions

64) Other Conditions

R

Minor foundation cracks in laundry room area. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.



Laundry room exterior wall cracks.

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13 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

65) Siding Conditions (if detached)



The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.



Garage repaired siding needs to be sealed from the elements.

66) Roof Conditions (if detached)



Damaged or missing shingles were observed at both sides of the gable roof. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close. Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture related condition. This condition may also be seasonal depending on tree / leave coverage and the position of the sun during the changing seasons. Client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.

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Missing shingles on south side of garage roof.



Missing shingle of south side garage roof.



Damage on the eave of the north side garage roof.

67) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

68) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

69) Window Conditions

AS

Appears Serviceable

70) Door Conditions

AS

Appears Serviceable

71) Vehicle Door Conditions

AS

Appears Serviceable

72) Electrical

R

Garage outdoor light bulbs not rated for exterior use.

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Garage light bulbs not exterior rated.

Laundry Room

Location

The laundry facilities are located in the basement.

**73) Laundry Room
Conditions**

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

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14 Foundation - Crawl Space

Foundation

Foundation Type	Crawl Space
Foundation Material	Block
74) Foundation Conditions	AS Appears Serviceable