



## Wright-Pro Home Inspection, LLC

Wyandotte, Michigan  
Office: 734-258-0420  
Inspector: 734-258-0419

# Home Inspection Report

Prepared For:

**Client F. Smyth**



Inspection Date: April 18, 2023

**12345 Main St.**  
**Any City, MI 48190**

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Good	Item is in good condition or is functional with no obvious signs of defect.
Fair	Below good rating but not a deficiency. Has a flaw or is aged or other for reason noted.
Minor Issue	The item has a deficiency which is minor in nature, to be brought to your attention.
Questionable	Questionable - No definite opinion on the safety or function of this item. Informational comment included
Deficiency	Item has a deficiency. Does not work as intended, has damage, or may be nearing the end of its life expectancy.
Repair or Replace	Item is in need of repair or replacement for reason mentioned
Safety Issue	Item deemed unsafe and should be addressed.
Limited Inspection	Due to circumstances, item was not fully inspected for reason mentioned.
Not Inspected	Item was unable to be inspected for reasons due to safety, inaccessibility, or other noted reason.
Not Present	Item is not present at this property.
Not Rated	

## General Information

### Property Information

Year Built: 1947 - House Faces: West  
Square Footage: 1,152  
Property Address: 12345 Main St.  
City: AnyTown State: MI Zip: 48190

### Client Information

Client Name: Client F. Smyth  
Client Phone: 312-322-3222 Client Email: clientsmyth@aol.com  
Agent's Name: Lyle Linden  
Agent Phone: 313-566-5289 Agent Email: lylesells@gmail.com

### Inspection Company

Inspector Name William Dunst  
Company Name Wright-Pro Home Inspection LLC  
City: Wyandotte State: MI Zip: 48192  
Office Phone: 734-258-0420  
Cell Phone: 734-258-0419  
Email: WrightProHome@gmail.com

### Conditions

Others Present: Buyer, Buyer's Agent Occupancy Status: Vacant  
Inspection Date: 04/17/2023  
Start Time: 4:26 p.m. End Time: 6:30 p.m.  
Weather: 39 degrees, cloudy, damp Soil Conditions: Damp  
Rain or Snow Melt Last 3 Days? Yes Rain day prior to and light rain/snow day of inspection.  
Space Below Grade: Basement  
Utilities On? Gas Electric Water Water & Sewage Disposal: Municipal

## Disclaimer

Wright-Pro Home Inspection, LLC and its inspectors and representatives are not responsible for latent defects or for defects not reasonably observable at the time of inspection. Our inspection and report are not a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the property or its components. No representation is made as to the future performance of any item.

A home inspection does not determine a property's boundaries or whether appropriate permits for additions or improvements had been obtained. Nor will it address title or zoning issues, easements, covenants and the like.

The inspection includes only those systems and components which are reasonably and safely accessible. The inspection is limited to readily accessible items and areas which are exposed to view and not concealed or inaccessible. The inspector retains the right to limit the inspection where access is not reasonably and safely available to carry out a visual inspection. This may include roofs, sub-floor areas and ceiling cavities and high, constricted, or potentially dangerous areas. In addition, the customer accepts that the inspector may not detect some defects because: the defect may only occur intermittently or the defect has been deliberately concealed. The inspector does not perform engineering, architectural or any other job function requiring an occupational license. The inspector may detect and report mold but does not test for mold or mold-like substances. Where walls and cladding are present and intact, rotting of timber framing and/or the presence of toxic molds or pests cannot be seen or determined and is outside the scope of the inspection. The underground waste pipe from house to sewer is outside the scope of the inspection. It is recommended that underground sewer systems be inspected by a qualified specialist.

### Additional Disclaimers:

#### **IMPORTANT DISCLAIMER ABOUT SMOKE AND CO DETECTORS:**

Detectors are visually inspected only. The test button doesn't test the workability of a device, only the alarm. Ratings contained in this report regarding alarms pertain to presence or absence of detectors, age issues, and locations. We highly recommend upon moving into the home, all existing detectors should be replaced and new ones placed where recommended for ultimate function and safety:

Smoke detectors should be placed high in any room where sleep or relaxation is possible and on each level of the home. Keep detectors a smart distance from kitchen cooking appliances and bathrooms to avoid falsely tripping the alarm which can result in occupants disabling the alarm.

A carbon monoxide detector should be mounted in a central location on each level of the home and in any room with a gas appliance or fireplace.

All detectors should be replaced every 10 years or once they discolor, whichever comes first. Detectors should be tested at least once per month and any containing batteries, the batteries should be changed at least every 6 months.

Also, see individual disclaimers under each applicable section further in the report.

## Roof

This is a limited visual inspection only. Wright-Pro Home Inspection LLC does not warranty or guarantee the roof from leaking. The inspector cannot and does not offer a warranty as to whether the roof leaks or may be subject to future leakage. Roof leaks can begin or occur at any time during the home's existence.

### House Roof Surface

Method of Inspection: Ladder at Eaves

Type: Gable Roof Construction

Approximate Age: 0-5 Years Old

Good                      Material: Architectural/dimensional fiberglass asphalt shingle - Roof shingles are newer. Appearance reflects approximately 5 years old. Recommend checking with the current owner as to when the roof covering was actually installed and information on the installing contractor. In addition, there may be a transferable warranty that applies.



Good                      Layers of Shingles: Single layer  
Good                      Flashing: Aluminum drip edge  
Good                      Valleys: Cut valley method  
Good                      Plumbing Vents: Cast Iron, With rubber base flashing



## Roof (Continued)

### Garage Roof Surface

Method of Inspection: Ladder at Eaves

Type: Gable Roof Construction

Approximate Age: 15 - 20 years old

Questionable Material: Architectural/dimensional fiberglass asphalt shingle - Garage shingles are showing normal age/weather deterioration. May require replacement within the next couple of years.





## Attic

Wright-Pro Home Inspection Cannot be responsible for any missed electrical wiring defects or incorrect wiring practices that may be buried in the insulation. This is a limited visual inspection only. In most cases insulation limits view and full evaluation of branch wiring in the attic. Any reference to branch wiring is limited to readily visible areas only. In addition, this visual inspection of the attic space and roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc.

### Attic

Method of Inspection: In attic space

Good Access Point: West side behind wall shelving door. East side in closet at top of the stairs.

Limited Inspection Joists/Trusses: 2x6 Ceiling Joist - Majority covered with boards. No issues to noted to joists that could be viewed.

Good Roof Framing: 2x6 Rafter



Good Sheathing: 1" x 6" Dimensional wood



Good Ventilation: Gable end, roof and soffit vents



## Attic (Continued)

**Questionable**

**Insulation:** Older foil faced fiberglass batts insulation. As discussed, all the insulation has been removed from between the roof rafters and left piled in the attic space and should be removed. The stud walls of the bungalow are correctly insulated, however the insulation is old and missing in some areas. Recommend patching the insulation in these areas and adding additional insulation between the floor joists. Do not install insulation up between the roof rafters as condensation moisture can be trapped between the insulation and bottom of the roof sheathing which may result in mold growth and moisture damage to the roof sheathing.



**Limited Inspection Attic Fan:** Thermostat controlled - Tested the thermostat, fan did not turn on at the time of the inspection. Recommend further evaluation by a licensed electrician.



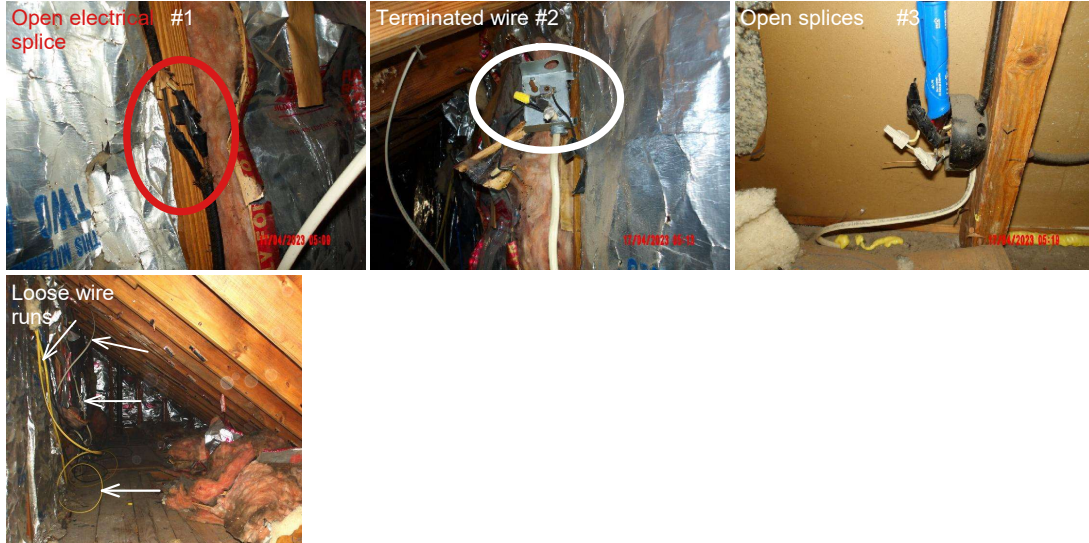
**Safety Issue**

**Wiring:** Open electrical splices are a potential fire hazard. All 120 - 240 volt wire splices are required to be contained in a securely mounted and covered junction box. Image #1) open wire splice east side attic space. Image #2) Terminated wire connection east side. Appeared to be no power when tested. however, all terminated wire connections are required to be contained in a securely mounted and covered junction box or the wire be completely removed from its origin. #3) Open electrical splices. Crowded junction box. Junction box is too small for the amount of wire splices. Image #4) Loose, excessive wire runs should be trimmed back and properly routed to protect from possible damage.



**Attic (Continued)**

Wiring: (continued)



Good Moisture Penetration: No active moisture penetration visible at time of the inspection.  
Good Plumbing Vent: Exits through roof  
Good Pests/Rodents: No active rodent/pest evidence

## Exterior

### Exterior Surface

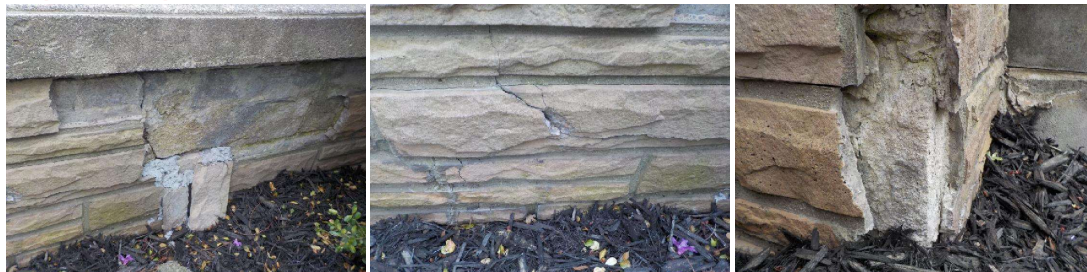
**Fair** Vegetation: Be sure to keep vegetation/tree branches cut back from the roof and structure. There is a small tree growing by the porch which seems to be affecting the foundation veneer.



**Repair or Replace** Fences: Wood, chain link - Fence along the North side is falling in areas, not properly supported. Consider that fence may need repair or removal in the near future. Gate closes but frame is bent and the chain mesh should be better attached to the frame.

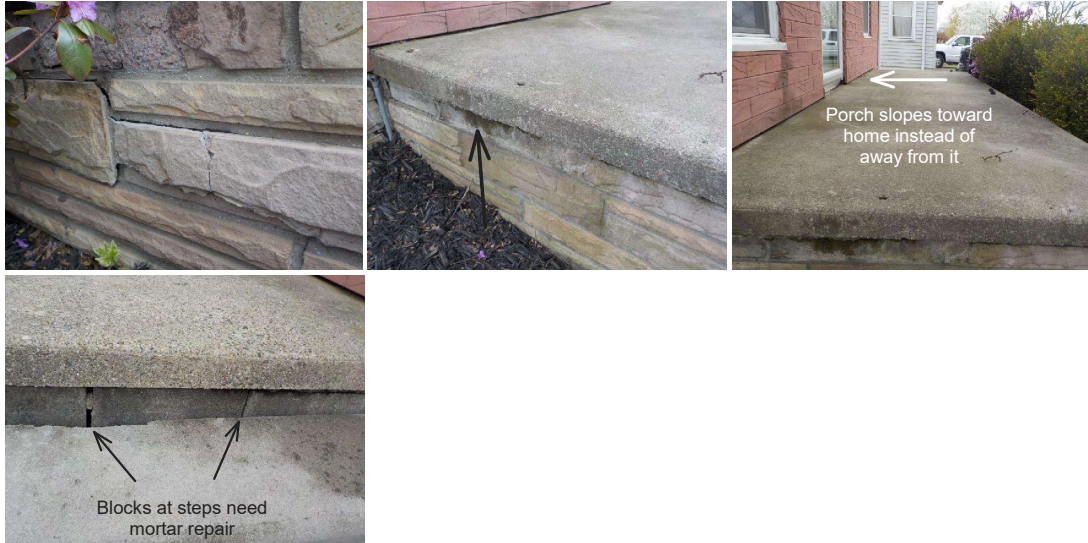


**Repair or Replace** Porch: Concrete slab, block covered with veneer - Veneer is falling off in several areas, buckled and cracked in some areas. Block at steps is missing mortar, should be repaired to avoid moisture intrusion and further deterioration. As moisture gets behind the veneer, it will likely continue to pull away from the block structure. The porch slab is tilted somewhat toward the home – picture was taken at an angle which doesn't reflect the negative pitch, however, looking at the porch you can see how it pitches toward the home rather than away from it as it should. You may find that in heavy rain or snow, puddles and ice may accumulate at the house. Porches should be slightly angled away from the home to ensure water drains away from the structure. When veneer is corrected, a qualified contractor can further evaluate best method to correct the slope of the porch.



**Exterior (Continued)**

Porch: (continued)



Good  
 Good  
 Fair

**Deck/Patio:** Concrete area  
**Steps & Stairways:** Concrete  
**Walkways:** Cracked slabs on public walk - No trip hazards exist, however, the city can require replacement of the public walk at their discretion. Upkeep of the public walk is normally the responsibility of the homeowner.



Fair

**Driveway:** Cracked slabs - A few of the slabs are cracked, however, there is no displacement of the concrete or trip hazards present. Driveway is graded neutral or positively away from the home (doesn't negatively slope toward the structure).



Good

**Grading:** Overall ground is neutral to positive around the home, no obvious sloping toward the structure



## Exterior (Continued)

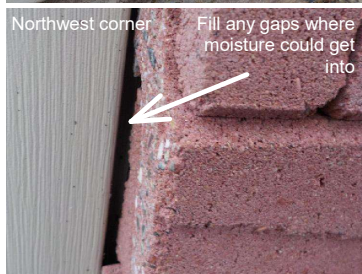
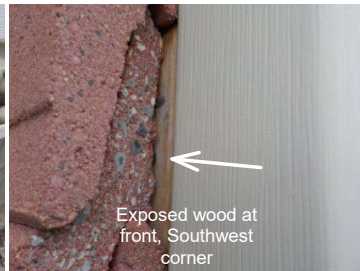
Minor Issue

**Gutter System:** Gutter system appears to be in good condition. The minor issue is we recommend extending the downspout further away from the structure and a/c unit at the Northeast corner. Empties too close to the house.



Repair or Replace

**Home Siding Type:** Veneer & vinyl siding - Siding overall was in good condition. The issues are that the vinyl siding should be caulked under the hose faucet to avoid water intrusion behind the siding in that area. The brick veneer on the front of the house has not been properly finished, leaving wood exposed at the corners. Gaps should be sealed to make a waterproof finish.

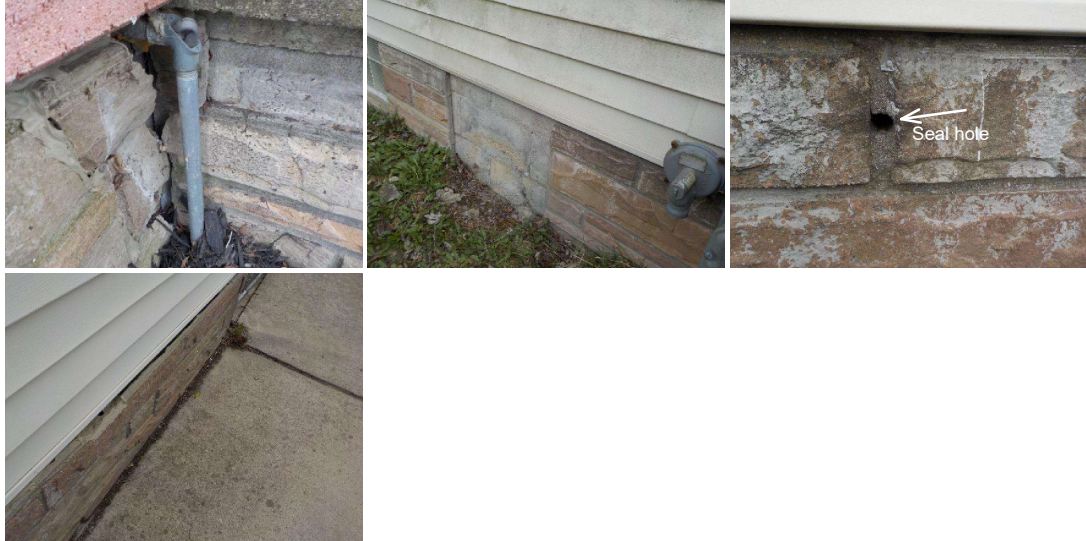


Repair or Replace

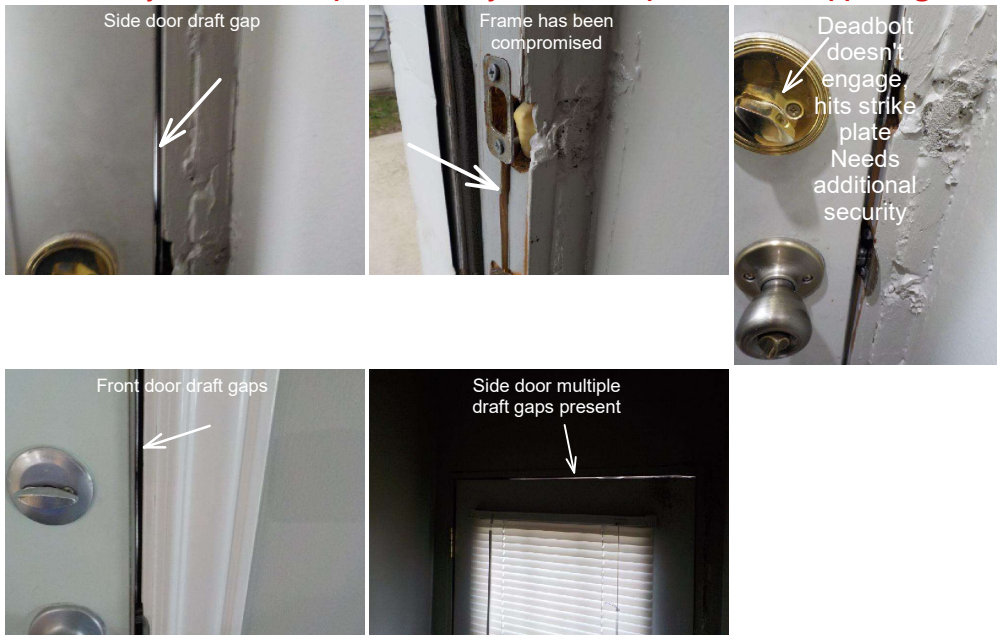
**Foundation:** Veneer covered, unable to see actual foundation wall from exterior - The stone veneer covering the foundation walls on the exterior is coming away in areas, missing in some areas. Moisture getting behind this veneer can cause damage to the foundation wall. As moisture gathers in areas, it will deteriorate the mortar between the blocks of the foundation. Recommend having a flashing added between the siding and the veneer to direct water over. Ideally, the veneer should be removed so the foundation can be further evaluated and properly repaired as needed (missing mortar, etc.), then sealed with a quality exterior paint. Seal any small holes in the foundation from wires, other penetrations, etc.

Exterior (Continued)

Foundation: (continued)



Good Hose Bibs: 2 rotary faucets with vacuum breakers  
 Good Eaves: Aluminum trimmed  
 Repair or Replace Entry Doors: **Steel entry doors have draft gaps present. Side door has several gaps. Side deadbolt lock isn't properly aligned, appears to hit strike plate. Handle lock doesn't catch, door wouldn't stay locked. Recommend adding additional security to the frame to ensure it can't be easily breached. Front storm door has 2 closers on it but still swung open easily in the wind. Closers may need to be replaced or adjusted to stop that from happening.**





## Exterior (Continued)

Repair or Replace Windows & Screens: Exterior inspection only - window function is covered in each room further in the report. **Windows on the South side of the home (driveway side) are gapped at the trim, recommend caulking these areas to avoid moisture working its way into the walls. This can happen with wind-driven rains and sitting snow. Some windows show moisture between the panes which suggests a broken weather seal. See more in bedroom section for interior view and ratings.**



Good Basement Windows: Glass block  
 Good Exterior Lighting: Surface mounted  
 Not Present Exterior Electric Outlets:  
 Good Gas Meter: Surface mounted on North side of home - Main shut-off is at gas meter.

## Garage/Parking

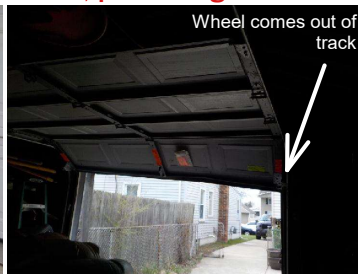
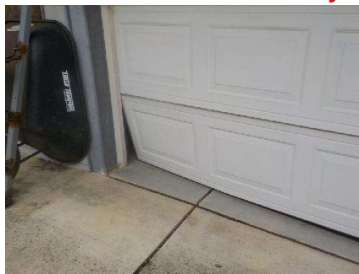
### Garage

Garage Size: 1-1/2 Car

Garage was full of stored items. Limited Inspection - Difficult to see many areas of walls and floor. Ratings below reflect areas which could be seen.

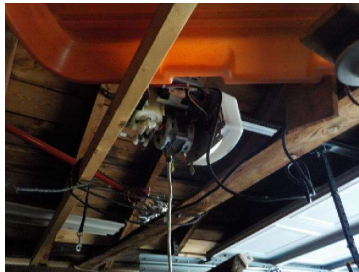


Repair or Replace Overhead Door(s): Aluminum - **Difficult, sloppy sliding operation. Door falls off track on lower left side. Wheels need adjustment, possible grease once repaired to make function easier.**

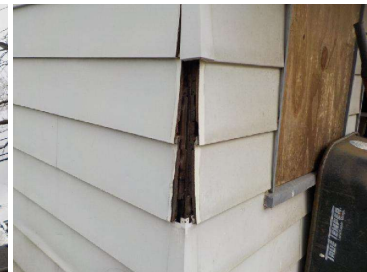


### Deficiency

Door Opener: **Didn't work at time of inspection. Once door is repaired, likely you'll need a new opener if desired.**



Repair or Replace Exterior Surface: Aluminum siding - **Corner sections are exposed to weather, corner trim should be replaced. Recommend having fascia (eaves) board on South side trimmed in aluminum and have gutters added (see more below). The siding shouldn't run all the way to ground level as moisture can wick up under it into the walls and it can also promote pests to nest in the wet areas. See example picture, bottom run of siding should be no less than 6 inches from the ground.**



Garage/Parking (Continued)

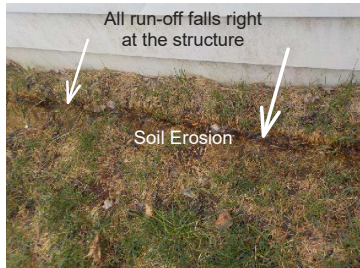
Exterior Surface: (continued)



Good  
Not Present

Roof Structure: 2x4 Rafter with rafter ties present

Gutters: Highly recommend - A good working gutter system will protect the walls and foundation from rot, shifting, etc. You can see where the water falls right at the structure from soil erosion. Recommend adding gutters, downspouts and downspout extensions.



Deficiency

Walls: Moisture intrusion - In an area which could be seen, moisture intrusion was found. Note that wood is being stored outside of this area against the South wall. Once garage is emptied, you may find additional areas which have the same condition. Couldn't get to the area due to stored items, however, it appears there is also white mold on the wall. Mold thrives in any area which remains wet for a period of time. Recommend removing anything stored against the garage walls to avoid the walls from holding moisture. Once gutters are added as well, you can let the walls dry out and reassess their condition.





## Garage/Parking (Continued)

**Deficiency**

**Windows:** Old wood single-pane windows - **Old windows are deteriorated, broken, etc. The glazing is falling out which will cause the glass panes to fall out. Could become a safety issue. Recommend replacement of windows or cover them from the inside and outside – if covering with wood, be sure to use weather treated wood and caulk around edges to stop any moisture intrusion.**



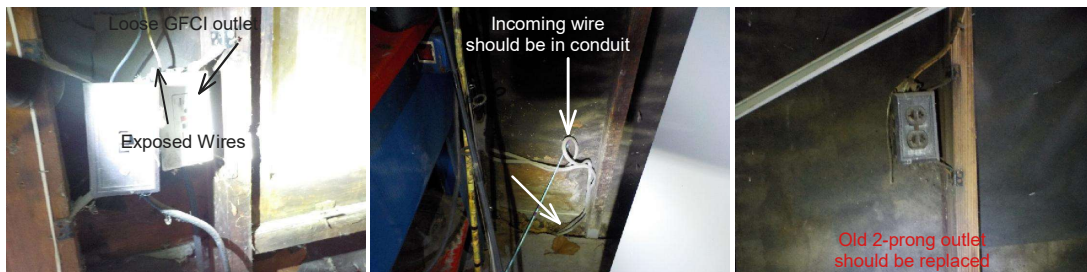
**Limited Inspection**

**Floor/Foundation:** Floor was 90% covered by stored items - The small area of the floor which could be seen against a wall showed the slab to be higher than the lower sill plate board. This suggests that a new floor may have been poured over the old one (?). Hard to determine without being able to see. This is another reason it is important to add gutters, so moisture doesn't sit on the sill plate (lower board that runs along the ground) in the case of heavy rain. Once this board rots out the walls may begin to move and shift.



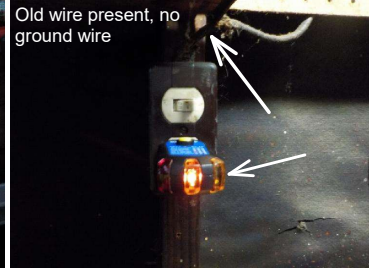
**Safety Issue**

**Electrical:** 2-prong, 3-prong & GFCI outlets present - **Incoming wire should be secured in conduit, currently bunched up at wall. GFCI outlet which is present is very loose, needs to be secured. Other outlets in the garage are not GFCI protected. Outlet on South wall is a 2-prong and should be upgraded to a GFCI outlet. 3-prong on North wall showed no ground wire present. Lights have open or taped up splices present. All wire splices should be in a mounted and closed junction box. Shock hazards exist. Recommend a licensed electrician further evaluate and correct all issues for safe use.**



Garage/Parking (Continued)

Electrical: (continued)





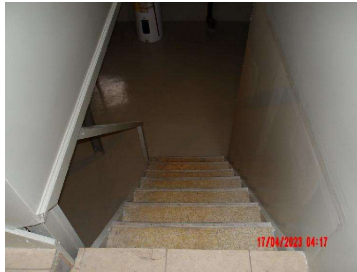
## Basement

It should be understood that it is impossible to predict the severity or frequency of water penetration on a one-time visit to a home. Virtually all basements exhibit signs of water penetration at some point and virtually all basements will leak at some point in time. Regular monitoring of the foundation will be required over time if leaks appear to determine what improvements will be required. The vast majority of basement leakage problems we see are the result of insufficient control of storm water runoff at the surface around the home's foundation. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least 4-6 feet from the foundation, or into a functional storm sewer. Keep downspout extensions in place and free of debris. Gutters that leak or overflow and downspouts that discharge too close to the foundation are the most common source of basement leakage.

### Basement

#### Safety Issue

**Stairwell:** Open left side - **Stairwell sides should be enclosed with a solid wall or spindles (spindles set at a maximum 4" apart) to act as a barrier that protects occupants (especially small children) from falling from a raised surface.**



#### Safety Issue

**Stairs/Handrails:** Wood stairs with no handrails - **Stairwell requires a graspable handrail. The handrail must be between 34 to 38 inches in height above the stair nosing. Handrails must be continuous for the full length of the stairs, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrails with a circular cross section should have a diameter of 1.25 to 2 inches or provide equivalent graspability.**

#### Safety Issue

**Stairwell Lighting:** Light switch at top of stairwell only - **All stairwells are required to have a light switch at both the top and bottom of the stairwell that allows the lights to be turned on or off from both areas (three way switch) so that the entire stairwell is visible with no dark areas which may result in a trip/fall hazard.**

#### Good

**Beams:** Steel I-Beam



## Basement (Continued)

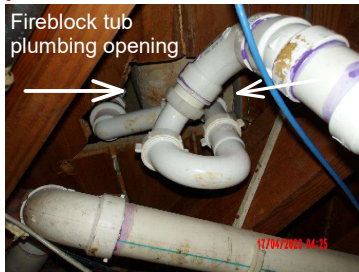
**Good** Piers/Posts: Steel I-posts / steel jack posts - One original steel I-post supporting the center support beam was replaced with a steel jack post for added support. Looks like the original post may have had rust issues. Other original main support I-posts had no issues noted. Supplemental jack post is positioned under the bathroom for what appeared to be for additional support. Did not note any sagging issues to the upper floor structures.



**Good** Joists/Trusses: 2x8 Floor Joist

**Good** Ceiling: Exposed framing

**Safety Issue** Firestops: Bath plumbing penetrations - **According to the National Fire Protection Association, unprotected vertical and horizontal penetrations can provide one of the major contributing causes of the rapid, erratic spread of smoke and fire in residential structures. These openings around plumbing, HVAC, electrical wire penetrations allow the smoke to quickly spread beyond the home's basement and into occupied floors. Recommend sealing small openings with a fire blocking caulk. Larger openings will require plywood or drywall. Further evaluated by a licensed plumber.**

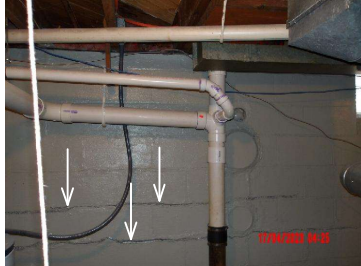


**Fair** Foundation Walls: Block and mortar - Please read basement disclaimer. As discussed, overall the basement foundation walls structurally appeared to be good. There are minor step cracks in the corners which are common to block and mortar basement foundations. See additional notes below under moisture location.



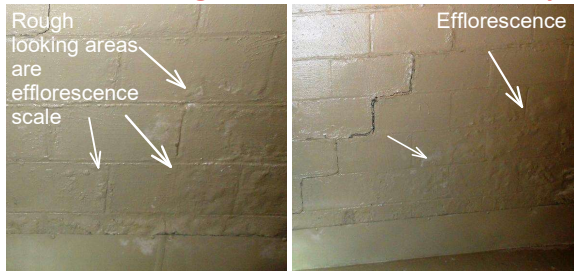
Basement (Continued)

Foundation Walls: (continued)



Good  
Questionable

Differential Movement: No movement or displacement noted at time of the inspection.  
Moisture Location: As discussed, noted several step cracks and some areas mortar deterioration and areas of efflorescence. The basement was completely dry at the time of the inspection, however, there has been little consistent rainfall in the past couple of weeks. The main concern is if there is any moisture intrusion through any of these areas. There has been some waterproofing repairs done in the past. In addition, it appeared that the basement has been recently painted. There are areas of efflorescence that have been painted over that are popping through. these areas may seep moisture at times. Efflorescence is the deposit of crusty white mineral salts that appear on a masonry surface of concrete block, brick or mortar that have leached out from within the substrate when moisture migrates through it. Efflorescence itself is not a health issue but a potential moisture problem that can lead to mold growth which can be a health concern. Please read basement disclaimer. Recommend checking with the current owner as to any information on water proofing repairs and water intrusion. In addition, google "efflorescence cleanup" for more information. Also visit [northerncoatings.com](http://northerncoatings.com) for information on Hydro-Seal 75.

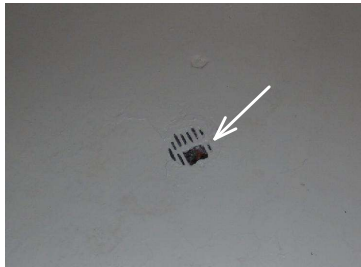


Good  
Safety Issue

Lighting Fixtures: Ceiling Mounted, Switched lighting, Pull-string  
Electrical: All basement plug receptacles require GFCI protection. Basement plug receptacles cannot be included on the lighting circuits.

Good  
Repair or Replace


Floors: Painted concrete  
Floor Drain: Surface drain - Drain needs new cover/strainer



## Basement (Continued)

Good	Windows: Glass Block with vent
Good	Ventilation: Glass Block window vents, HVAC system register , Open Stairwell
Safety Issue	Smoke Detector: None present - <b>Recommend a combination smoke/carbon monoxide alarm hard wired into the homes electrical system located at the bottom of the basement stairwell. All alarms need to be tested monthly. The National Fire Protection Association (NFPA) recommends replacing combination smoke and carbon monoxide alarms every seven to ten years.</b>

## Laundry Room/Area

Laundry Room/Area	
Good	Laundry Tub: Molded PVC
Minor Issue	Laundry Tub Faucet: Two handle without vacuum breaker - <b>Requires a vacuum breaker on faucet end. A vacuum breaker is designed to prevent water that leaves the faucet from flowing back into the plumbing system. Vacuum breakers do this by preventing backflow and back siphoning from occurring if there were a problem with the city water pressure that may allow contaminated water to be siphoned back into the drinking water. Any faucet where a hose can be attached needs a vacuum breaker installed.</b>
Good	Laundry Tub Drain: PVC drain and trap
Limited Inspection	Washer Hose Bib: Rotary Valves - Rotary valves may leak due to age/worn seals or washers when the handle is turned on or off during inspections. For this reason, valves are visually inspected only.
Good	Washer & Dryer: Not present
Safety Issue	Washer Electrical: 120 V non GFCI - <b>Washer/dryer should have a 20 amp dedicated GFCI protected outlet</b>
Safety Issue	Dryer Electrical: 240 VAC - <b>Requires four prong plug receptacle if electric dryer is to be used. Black and red load wires, white neutral and bare or green ground copper wire.</b>
Safety Issue	Dryer Vent: Metal foil flex duct - <b>Metal foil flex vent pipe is prone to kinking which may allow lint to accumulate causing a possible dryer fire hazard. Recommend replacing with rigid steel vent pipe secured with aluminum furnace tape to greatly reduce the possibility of a fire hazard. All dryer vents should be cleaned out annually.</b>
	
Good	Dryer Gas Line: Not present

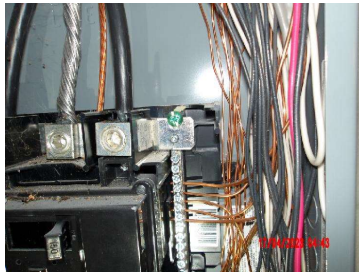


## Electric Panel

### Electric Panel

Service Amps: 150 amps Volts: 120-240 VAC (Volts Alternating Current)

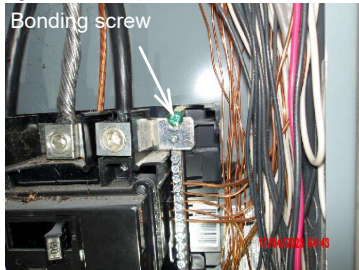
Questionable Manufacturer: Square D Homeline - **Newer 150 amp service panel is present. As discussed, the panel is crowded with too many circuits. There are many new wire runs noted. I contacted the City of Southgate and was informed that no permit was pulled for this install. Highly recommend that a licensed electrician further evaluate the panel installation and correct as necessary.**



Repair or Replace Service Entrance Cable: Aluminum service entrance - **Needs to be properly secured to the home.**



Good Is Panel Bonded?: Yes Bonding screw bonds the metal service panel housing into the grounding system to prevent a shock hazard in the event that a live wire shorts against the metal housing



Electric Panel (Continued)

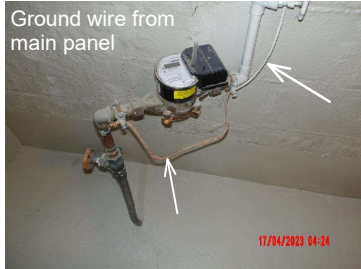
Questionable

120 VAC Branch Circuits: Too many wires under staple fasteners



Good  
Good

Aluminum Wiring: No solid aluminum 120v branch circuits noted  
Plumbing Ground: Present



Safety Issue

Gas & Water Line Bonding: None noted - **Steel gas supply line (black pipe) should be bonded to grounded copper water supply lines to help prevent a possible shock hazard in the event there is a problem in the electrical system. Recommend further evaluation and correction by a licensed electrician.**

Good

Earth Rod Ground: Two ground rods noted - Two rods noted, however only need one wire connecting both rods.

Good

Electrical Meter: Smart Meter - Tamper seal has been cut.

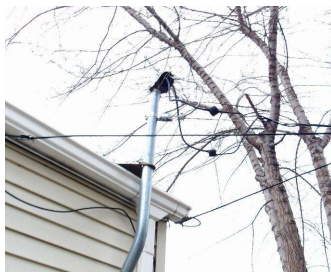


Questionable

Electrical Feed Line: Aluminum triplex service drop - Service drop from the utility pole to the mast appeared good, however, keep the tree branches trimmed well back from the service drop wire.

Good

Electrical Mast: Mast with weather head and tie back at roof





HOME INSPECTION, LLC  
734-258-0420

# Wright-Pro Home Inspection LLC

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Client F. Smyth  
12345 Main St.  
AnyTown, MI 48190

## Heating System

Heating System

Manufacturer: Goodman



Model & Serial Number: See Image



Type: Forced air

Capacity: 60,000 BTU

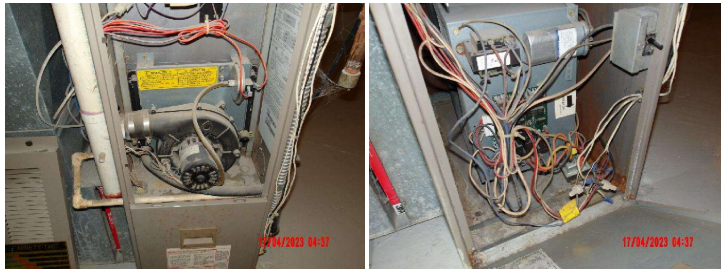
Approx. Age: 1994 / 29 years old

Area Served: Whole house

Fuel Type: Natural gas

Suspected Asbestos: No

Repair or Replace Heating System Operation: Not operating at the time of the inspection - **Furnace would not light at the time of the inspection. The entire HVAC will require service and to be safety certified by a licensed HVAC contractor. Furnace is older and at the end of its average service life. Replacement is recommended.**



Questionable

Air Distribution: Metal duct to HVAC registers - Ducts need cleaning. Some rust on one of the ducts. Monitor for rust-through.

## Heating System (Continued)

Air Distribution: (continued)







HOME INSPECTION, LLC  
734-258-0420

# Wright-Pro Home Inspection LLC

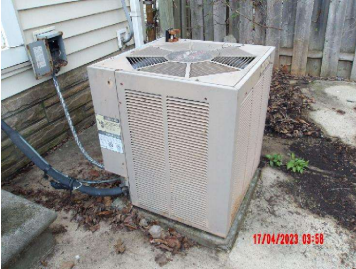
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Client F. Smyth  
12345 Main St.  
AnyTown, MI 48190

## Air Conditioning

### AC System

Manufacturer: Ruud



Model & Serial Number: See Image



Approximate Age: 1990 / 33 years old

Area Served: Whole house

Type: Central A/C, R 22 charged

Repair or Replace A/C System Operation: Not working at time of the inspection. At 33 years old. recommend replacement. Will be further inspected by the HVAC contractor when the furnace is evaluated.

Good Electrical Disconnect: Pull out disconnect on wall next to unit



## Plumbing

These ratings below pertain to main plumbing pipes. Each room's plumbing system (sinks, tubs) have comments included in their respective section. Slow or intermittent leaks and back-ups of the plumbing systems can sometimes appear after continued or repeated use which may not be obvious during a limited inspection testing time. We cannot be held responsible these types of conditions. It is always recommended having the underground sewer waste pipe scoped by a qualified Licensed Plumber before closing to determine its condition.

Good  
Questionable

Service Line: Copper, (City water line)  
Main Water Shutoff: Basement, At water meter - Rotary valves should not be painted.



Good  
Good  
Fair

Water Lines: Copper  
Water Pressure: Adequate  
Drain Pipes: PVC - Appeared there has been underground sewer line repairs. Recommend checking with the current owner for more information on the repair. PVC clean out located in the back yard. Newer secondary PVC plumbing runs in the basement appeared to be draining good.



Good  
Good  
Questionable

Service Caps: Accessible, Outdoors, back of house, Basement  
Vent Pipes: Cast iron, PVC  
Gas Service Lines: Steel black pipe - Steel black pipe gas lines are overall in good condition. There was one concern noted where the pipe appeared to be taped with putty. The concern here is that it appeared there may have been a gas line saddle-T that was removed and the hole in the gas line was patched verses properly replacing the pipe. The image I took did not turn out. The

**Plumbing (Continued)**

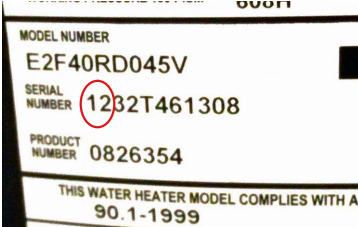
Gas Service Lines: (continued)  
location is near the water heater.

**Water Heater**

Manufacturer: Whirlpool



Model & Serial Number: See Image



Type: Electric

Capacity: 40 Gal.

Approximate Age: 2012 / 11 Years old Area Served: Whole House

Fair Water Heater Operation: Functional at time of inspection - At 11 years old, water heater is nearing the end of its useful service life. Water heater was functioning properly at the time of the inspection. On average, electric water heaters have a service life of approximately 10 - 15 years.

Good Water Temperature: 114 degrees

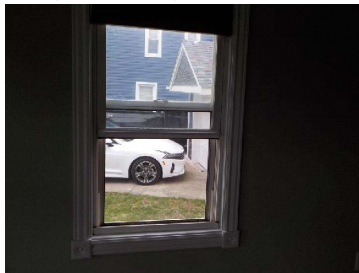
Good Pressure Relief Valve: With copper safety drain tube

## Living Space

Please see disclaimer page at beginning of report regarding smoke alarms and carbon monoxide detectors.

### Living Room Living Space

Good Floor: Carpet  
 Good Walls & Ceiling: Drywall  
 Not Present Ceiling Fan:  
 Fair Windows: Vinyl double hung, vinyl single-hung - Window on North wall falls somewhat when opened, but doesn't slam shut. Recommend monitoring during use. This suggests the balance spring is going bad and if it breaks, the window will not stay open itself. The upper pane would not pull down/release. Didn't force to avoid damaging it. No issue with front wall window.



Safety Issue Electrical Outlets: 3-prong grounded outlets - **Loose outlet under the kitchen peninsula area. Needs to be secured for safe use.**



Not Present Lighting Fixtures: No light present, a switched outlet is present near the front entrance  
 Good Smoke Detector: Recommend  
 Not Present Carbon Monoxide Detector:

### Hallway & Stairwell Living Space

Good Floor: Carpet  
 Good Walls & Ceiling: Drywall  
 Not Present Electrical Outlets:  
 Good Lighting Fixtures: Ceiling Mounted



## Living Space (Continued)

Repair or Replace Smoke Detector: Discolored - **Smoke detectors should be replaced every 10 years or once they discolor. This detector has yellowed and should be replaced immediately for safety. Recommend replacing with a combination smoke and carbon monoxide detector.**



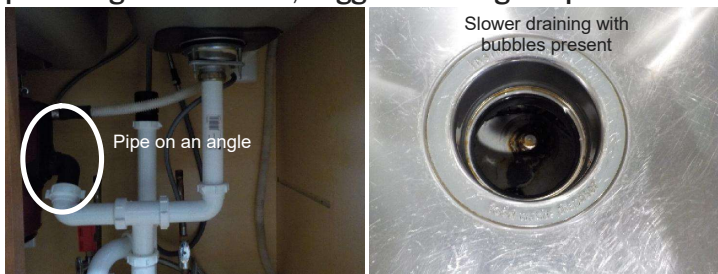
## Kitchen

### Dining Area & Kitchen

- Good** Stove/Range: Whirlpool electric range - Burners, oven and broiler tested. Plug behind stove is mounted to wall.
- Good** Stove Fan/Vent: On Microwave
- Minor Issue** Disposal: Disposal splash guard is missing - Recommend adding a splash guard before regular use. The splash guard stops water and debris from shooting up into the sink. This could be a hazard if silverware or something sharp falls into the disposal. Also protects hands and dish cloths from accidentally entering the blade area.



- Good** Dishwasher: GE - run through a general cycle, no issues noted.
- Good** Refrigerator: LG - Temperatures registered in normal range. Has an ice maker and water feature, but the water line was not hooked up to the refrigerator at time of inspection. A copper water line is available behind the refrigerator.
- Good** Microwave: Whirlpool
- Good** Sink: Double bowl stainless steel
- Good** Faucets/Fixtures: 1-handle with sprayer
- Fair** Plumbing/Traps: PVC "P" Trap - Disposal sink drained somewhat slowly when filled up and drained under pressure even after disposal was run and cleaned of any possible debris. Bubbles rose from the drain which suggests a clog in the venting or drainage system. However, the other sink drained good. It is possible that the angle of the disposal pipe is causing this issue. If plumbing work is done, suggests having the plumber further evaluate reason for this occurring.

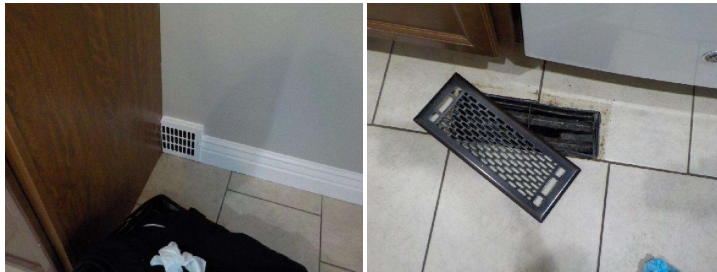


- Deficiency** Countertops: Tile - **Finish tile, edges missing.**



**Kitchen (Continued)**

- Good Cabinets: Wood & Laminate
- Good Pests/Rodents: No evidence of pests or rodents found
- Good Ceiling Fan: In dining area
- Good Walls: Glass tile backsplash, Drywall
- Good Floor: Ceramic tile
- Good, Limited Inspection Windows: Vinyl double hung windows - Window on west wall functioned fine. Showed a manufacturer's date of 2010 (13 years old). Window on South wall had an air conditioning unit in it, unable to test function. Visually inspected only.
- Good Electrical Outlets: GFCI & GFCI protected outlets, 3-prong grounded outlets
- Good Lighting Fixtures: Inset pot lights, under cabinet lights
- Fair HVAC Source: The cold air return vent has been partially covered with the pantry cabinet. The heat vent register comes off easily (could be kicked off accidentally) is not attached to the fin mechanisms.



- Not Present Smoke Detector: Recommend in adjacent room, a smart distance from the stove.
- Not Present Carbon Monoxide Detector:

## Bathroom(s)

### Bathroom

Type Full

Good

Door(s): Hollow wood

Good

Floor: Ceramic Tile

Good

Ceiling: Drywall

Fair

Walls: Drywall - Not finished with baseboard molding along the West wall.



Not Present

Window(s):

Good

Countertop(s): Composite Material

Good

Cabinet(s): Laminate & pressboard

Good

Sink/Basin: Porcelain undermounted sink with support clips present

Fair

Sink Faucet: 2-handle with inoperative stopper - Plastic stopper mechanism under the sink isn't working properly. Likely will need to be replaced with a more quality mechanism. It is hooked up but bends too easily. Sink faucet had low water pressure.



Good

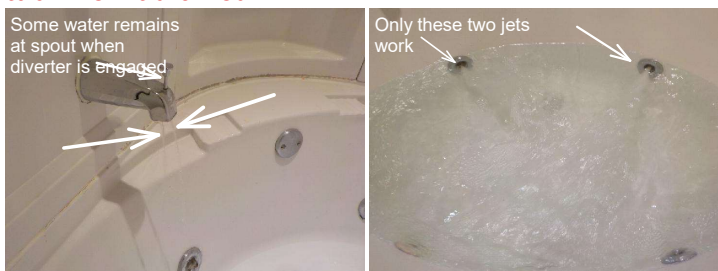
Sink Plumbing/Traps: PVC Trap, no issues noted - sink drained good

Good

Tub/Surround: Fiberglass tub and surround

Deficiency

Tub Faucet/Shower: 1-handle faucet with diverter on spout - **The shower diverter works at about 80%, not all water gets to showerhead. Tub jets were full of dirt, debris. Only 2 of the 4 jets worked. Debris can form when jets are not used regularly, however if it persists, recommend contacting a plumber to clean the lines. There was a good amount of debris present in bottom of tub when it drained.**



Limited Inspection Tub Plumbing: Tub drained okay - No access to tub motor. No access panel to tub faucet plumbing. Plumbing was viewed from the basement only with no issues noted from that view.



## Bathroom(s) (Continued)

**Repair or Replace Toilet:** Toilet is loose at the floor and the tank is loose at the base. Both areas should be tightened to avoid future leaks. As discussed, this condition can worsen over time with regular use. The toilet fill/flush valve works but it is leaking from the valve head. This suggests it may be failing and may need to be replaced in the near future. However, since the leak is contained in the tank, it doesn't need immediate attention and may continue to function for some time.



**Good** Lighting Fixtures: Wall mounted and inset pot light at tub

**Good** Ventilation Fan: Separate switch from light

**Good, Minor Issue** Electrical Outlets: GFCI outlet present - Also controls the inset light above the tub. Since there is a secondary light available by switch, this is not an issue. However, normally lights and GFCI outlets shouldn't be on the same circuit.

## Bedrooms

### Northeast Bedroom

Good Closet: Small  
Fair Doors: Hollow entry & closet doors and sliding patio door - Patio door has a hard and sloppy sliding motion. Recommend cleaning the track and adding silicone spray to the track to allow it to glide more easily. Do not use a petroleum based spray as it will collect dirt and turn to gunk.



Good Floor: Carpet  
Good Walls & Ceiling: Drywall  
Deficiency Ceiling Fan: Didn't work at time of inspection - **The fan's pull chain is frozen and wouldn't turn on the fan. Will need to be dismantled to evaluate further.**



Good Window(s): Functioned okay. Dated 1977 - 46 years old - consider windows may need to be replaced in the near future - May not be weather efficient.  
Safety Issue Electrical Outlets: Loose outlet - **East wall outlet is loose and should be secured for safe use.**



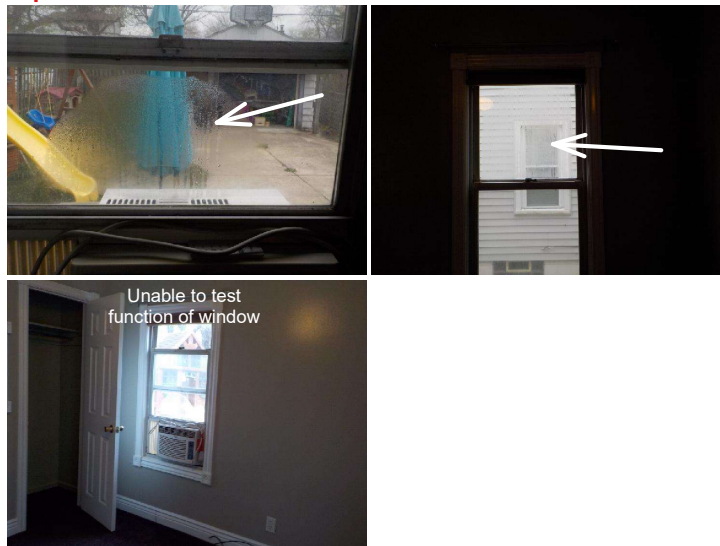
Good Lighting Fixtures: Fan mounted  
Not Present Smoke Detector: Recommend  
Not Present Carbon Monoxide Detector: Recommend in room or adjacent hallway

### Southeast Bedroom

Good Closet: Small  
Good Doors: Hollow entry & closet doors

## Bedrooms (Continued)

Good Walls & Ceiling: Drywall  
 Good Ceiling Fan: Switched, tested  
 Deficiency, Limited Inspection Window(s): Dated 1977 - **Only one window could be tested, air conditioning unit in the other. Both windows showed moisture between the panes which suggest broken weather seals. This condition makes the windows less energy efficient. The moisture will remain and change with changing humidity levels. The window which could be checked worked fine otherwise. However, consider that windows may need to be replaced in the near future.**



Safety Issue Electrical Outlets: 3-prong grounded outlets - **Outlet on the West wall had no ground wire present. Should be replaced with a 2-prong or a GFCI outlet for safety. Using 3-prong plugs without a ground wire present is a possible shock hazard.**



Good Lighting Fixtures: Fan mounted  
 Not Present Smoke Detector: Recommend  
 Not Present Carbon Monoxide Detector: Recommend in room or adjacent hallway

### Upper Bedroom

Good Stairwell: Even stair risers, carpet covered stairs, secure handrail, 3 way switched lighting (light switch at the top and bottom of the stairwell).  
 Good Closet: Small - Two closets

## Bedrooms (Continued)

Good Doors: Hollow wood - Door at the bottom of the stairwell  
 Good Floor: Carpet covered  
 Good Walls: Drywall/plaster  
 Good Ceiling: Drywall/plaster  
 Good Ceiling Fan: Includes Light Fixture - Two fans worked properly when tested  
 Safety Issue Electrical: Three prong not grounded - **All ungrounded three prong outlets need to be grounded or replaced with two prong outlets. ungrounded three prong outlets are a potential shock hazard. Electrical wires in the closet need to be properly secured, protected from possible damage.**



Good Lighting Fixtures: Light fixtures are ceiling & fan mounted.  
 Good HVAC Source: Electric base board supplemental heating - Working when tested  
 Repair or Replace Smoke Detector: **10 year smoke alarm should be replaced. All alarms need to be tested monthly. The National Fire Protection Association (NFPA) recommends replacing combination smoke and carbon monoxide alarms every seven to ten years.**



Not Present Carbon Monoxide Detector: Recommend one on each level of the home



## Questionable Summary

### Roof

Garage Roof Surface Material: Architectural/dimensional fiberglass asphalt shingle - Garage shingles are showing normal age/weather deterioration. May require replacement within the next couple of years.

### Attic

Attic Insulation: Older foil faced fiberglass batts insulation. As discussed, all the insulation has been removed from between the roof rafters and left piled in the attic space and should be removed. The stud walls of the bungalow are correctly insulated, however the insulation is old and missing in some areas. Recommend patching the insulation in these areas and adding additional insulation between the floor joists. Do not install insulation up between the roof rafters as condensation moisture can be trapped between the insulation and bottom of the roof sheathing which may result in mold growth and moisture damage to the roof sheathing.

### Basement

Basement Moisture Location: As discussed, noted several step cracks and some areas mortar deterioration and areas of efflorescence. The basement was completely dry at the time of the inspection, however, there has been little consistent rainfall in the past couple of weeks. The main concern is if there is any moisture intrusion through any of these areas. There has been some waterproofing repairs done in the past. In addition, it appeared that the basement has been recently painted. There are areas of efflorescence that have been painted over that are popping through. these areas may seep moisture at times. Efflorescence is the deposit of crusty white mineral salts that appear on a masonry surface of concrete block, brick or mortar that have leached out from within the substrate when moisture migrates through it. Efflorescence itself is not a health issue but a potential moisture problem that can lead to mold growth which can be a health concern. Please read basement disclaimer. Recommend checking with the current owner as to any information on water proofing repairs and water intrusion. In addition, google "efflorescence cleanup" for more information. Also visit [northerncoatings.com](http://northerncoatings.com) for information on Hydro-Seal 75.

### Electric Panel

Electric Panel Manufacturer: Square D Homeline - Newer 150 amp service panel is present. As discussed, the panel is crowded with too many circuits. There are many new wire runs noted. I contacted the City of Southgate and was informed that no permit was pulled for this install. Highly recommend that a licensed electrician further evaluate the panel installation and correct as necessary.

Electric Panel 120 VAC Branch Circuits: Too many wires under staple fasteners

Electric Panel Electrical Feed Line: Aluminum triplex service drop - Service drop from the utility pole to the mast appeared good, however, keep the tree branches trimmed well back from the service drop wire.

### Heating System

Heating System Air Distribution: Metal duct to HVAC registers - Ducts need cleaning. Some rust on one of the ducts. Monitor for rust-through.

### Plumbing

Main Water Shutoff: Basement, At water meter - Rotary valves should not be painted.

## Questionable Summary (Continued)

Gas Service Lines: Steel black pipe - Steel black pipe gas lines are overall in good condition. There was one concern noted where the pipe appeared to be taped with putty. The concern here is that it appeared there may have been a gas line saddle-T that was removed and the hole in the gas line was patched verses properly replacing the pipe. The image I took did not turn out. The location is near the water heater.

## Deficiency Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Garage/Parking

- Garage Door Opener:** Didn't work at time of inspection. Once door is repaired, likely you'll need a new opener if desired.
- Garage Walls:** Moisture intrusion - In an area which could be seen, moisture intrusion was found. Note that wood is being stored outside of this area against the South wall. Once garage is emptied, you may find additional areas which have the same condition. Couldn't get to the area due to stored items, however, it appears there is also white mold on the wall. Mold thrives in any area which remains wet for a period of time. Recommend removing anything stored against the garage walls to avoid the walls from holding moisture. Once gutters are added as well, you can let the walls dry out and reassess their condition.
- Garage Windows:** Old wood single-pane windows - Old windows are deteriorated, broken, etc. The glazing is falling out which will cause the glass panes to fall out. Could become a safety issue. Recommend replacement of windows or cover them from the inside and outside – if covering with wood, be sure to use weather treated wood and caulk around edges to stop any moisture intrusion.

### Kitchen

- Dining Area & Kitchen Countertops:** Tile - Finish tile, edges missing.

### Bathroom(s)

- Bathroom Tub Faucet/Shower:** 1-handle faucet with diverter on spout - The shower diverter works at about 80%, not all water gets to showerhead. Tub jets were full of dirt, debris. Only 2 of the 4 jets worked. Debris can form when jets are not used regularly, however if it persists, recommend contacting a plumber to clean the lines. There was a good amount of debris present in bottom of tub when it drained.

### Bedrooms

- Northeast Bedroom Ceiling Fan:** Didn't work at time of inspection - The fan's pull chain is frozen and wouldn't turn on the fan. Will need to be dismantled to evaluate further.
- Southeast Bedroom Window(s):** Dated 1977 - Only one window could be tested, air conditioning unit in the other. Both windows showed moisture between the panes which suggest broken weather seals. This condition makes the windows less energy efficient. The moisture will remain and change with changing humidity levels. The window which could be checked worked fine otherwise. However, consider that windows may need to be replaced in the near future.

## Repair or Replace Summary

### Exterior

- Exterior Surface Fences:** Wood, chain link - Fence along the North side is falling in areas, not properly supported. Consider that fence may need repair or removal in the near future. Gate closes but frame is bent and the chain mesh should be better attached to the frame.
- Exterior Surface Porch:** Concrete slab, block covered with veneer - Veneer is falling off in several areas, buckled and cracked in some areas. Block at steps is missing mortar, should be repaired to avoid moisture intrusion and further deterioration. As moisture gets behind the veneer, it will likely continue to pull away from the block structure. The porch slab is tilted somewhat toward the home – picture was taken at an angle which doesn't reflect the negative pitch, however, looking at the porch you can see how it pitches toward the home rather than away from it as it should. You may find that in heavy rain or snow, puddles and ice may accumulate at the house. Porches should be slightly angled away from the home to ensure water drains away from the structure. When veneer is corrected, a qualified contractor can further evaluate best method to correct the slope of the porch.
- Exterior Surface Home Siding Type:** Veneer & vinyl siding - Siding overall was in good condition. The issues are that the vinyl siding should be caulked under the hose faucet to avoid water intrusion behind the siding in that area. The brick veneer on the front of the house has not been properly finished, leaving wood exposed at the corners. Gaps should be sealed to make a waterproof finish.
- Exterior Surface Foundation:** Veneer covered, unable to see actual foundation wall from exterior - The stone veneer covering the foundation walls on the exterior is coming away in areas, missing in some areas. Moisture getting behind this veneer can cause damage to the foundation wall. As moisture gathers in areas, it will deteriorate the mortar between the blocks of the foundation. Recommend having a flashing added between the siding and the veneer to direct water over. Ideally, the veneer should be removed so the foundation can be further evaluated and properly repaired as needed (missing mortar, etc.), then sealed with a quality exterior paint. Seal any small holes in the foundation from wires, other penetrations, etc.
- Exterior Surface Entry Doors:** Steel entry doors have draft gaps present. Side door has several gaps. Side deadbolt lock isn't properly aligned, appears to hit strike plate. Handle lock doesn't catch, door wouldn't stay locked. Recommend adding additional security to the frame to ensure it can't be easily breached. Front storm door has 2 closers on it but still swung open easily in the wind. Closers may need to be replaced or adjusted to stop that from happening.
- Exterior Surface Windows & Screens:** Exterior inspection only - window function is covered in each room further in the report. Windows on the South side of the home (driveway side) are gapped at the trim, recommend caulking these areas to avoid moisture working its way into the walls. This can happen with wind-driven rains and sitting snow. Some windows show moisture between the panes which suggests a broken weather seal. See more in bedroom section for interior view and ratings.

### Garage/Parking

- Garage Overhead Door(s):** Aluminum - Difficult, sloppy sliding operation. Door falls off track on lower left side. Wheels need adjustment, possible grease once repaired to make function easier.
- Garage Exterior Surface:** Aluminum siding - Corner sections are exposed to weather, corner trim should be replaced. Recommend having fascia (eaves) board on South side trimmed in aluminum and have gutters added (see more below). The siding shouldn't run all the way to ground level as moisture can wick up under it into the walls and it can also promote pests to nest in the wet areas. See example picture, bottom run of siding should



## Repair or Replace Summary (Continued)

Exterior Surface: (continued)

be no less than 6 inches from the ground.

### Basement

Basement Floor Drain: Surface drain - Drain needs new cover/strainer

### Electric Panel

Electric Panel Service Entrance Cable: Aluminum service entrance - Needs to be properly secured to the home.

### Heating System

Heating System Heating System Operation: Not operating at the time of the inspection - Furnace would not light at the time of the inspection. The entire HVAC will require service and to be safety certified by a licensed HVAC contractor. Furnace is older and at the end of its average service life. Replacement is recommended.

### Air Conditioning

AC System A/C System Operation: Not working at time of the inspection. At 33 years old. recommend replacement. Will be further inspected by the HVAC contractor when the furnace is evaluated.

### Living Space

Hallway & Stairwell Living Space Smoke Detector: Discolored - Smoke detectors should be replaced every 10 years or once they discolor. This detector has yellowed and should be replaced immediately for safety. Recommend replacing with a combination smoke and carbon monoxide detector.

### Bathroom(s)

Bathroom Toilet: Toilet is loose at the floor and the tank is loose at the base. Both areas should be tightened to avoid future leaks. As discussed, this condition can worsen over time with regular use. The toilet fill/flush valve works but it is leaking from the valve head. This suggests it may be failing and may need to be replaced in the near future. However, since the leak is contained in the tank, it doesn't need immediate attention and may continue to function for some time.

### Bedrooms

Upper Bedroom Smoke Detector: 10 year smoke alarm should be replaced. All alarms need to be tested monthly. The National Fire Protection Association (NFPA) recommends replacing combination smoke and carbon monoxide alarms every seven to ten years.

## Safety Issue Summary

A qualified contractor is highly recommended for evaluation.

### Attic

**Attic Wiring:** Open electrical splices are a potential fire hazard. All 120 - 240 volt wire splices are required to be contained in a securely mounted and covered junction box. Image #1) open wire splice east side attic space. Image #2) Terminated wire connection east side. Appeared to be no power when tested. however, all terminated wire connections are required to be contained in a securely mounted and covered junction box or the wire be completely removed from its origin. #3) Open electrical splices. Crowded junction box. Junction box is too small for the amount of wire splices. Image #4) Loose, excessive wire runs should be trimmed back and properly routed to protect from possible damage.

### Garage/Parking

**Garage Electrical:** 2-prong, 3-prong & GFCI outlets present - Incoming wire should be secured in conduit, currently bunched up at wall. GFCI outlet which is present is very loose, needs to be secured. Other outlets in the garage are not GFCI protected. Outlet on South wall is a 2-prong and should be upgraded to a GFCI outlet. 3-prong on North wall showed no ground wire present. Lights have open or taped up splices present. All wire splices should be in a mounted and closed junction box. Shock hazards exist. Recommend a licensed electrician further evaluate and correct all issues for safe use.

### Basement

- Basement Stairwell:** Open left side - Stairwell sides should be enclosed with a solid wall or spindles (spindles set at a maximum 4" apart) to act as a barrier that protects occupants (especially small children) from falling from a raised surface.
- Basement Stairs/Handrails:** Wood stairs with no handrails - Stairwell requires a graspable handrail. The handrail must be between 34 to 38 inches in height above the stair nosing. Handrails must be continuous for the full length of the stairs, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrails with a circular cross section should have a diameter of 1.25 to 2 inches or provide equivalent graspability.
- Basement Stairwell Lighting:** Light switch at top of stairwell only - All stairwells are required to have a light switch at both the top and bottom of the stairwell that allows the lights to be turned on or off from both areas (three way switch) so that the entire stairwell is visible with no dark areas which may result in a trip/fall hazard.
- Basement Firestops:** Bath plumbing penetrations - According to the National Fire Protection Association, unprotected vertical and horizontal penetrations can provide one of the major contributing causes of the rapid, erratic spread of smoke and fire in residential structures. These openings around plumbing, HVAC, electrical wire penetrations allow the smoke to quickly spread beyond the home's basement and into occupied floors. Recommend sealing small openings with a fire blocking caulk. Larger openings will require plywood or drywall. Further evaluated by a licensed plumber.
- Basement Electrical:** All basement plug receptacles require GFCI protection. Basement plug receptacles cannot be included on the lighting circuits.
- Basement Smoke Detector:** None present - Recommend a combination smoke/carbon monoxide alarm hard wired into the homes electrical system located at the bottom of the basement stairwell. All alarms need to be tested monthly. The National Fire Protection Association (NFPA) recommends replacing combination smoke and carbon monoxide alarms every seven to ten years.

## Safety Issue Summary (Continued)

### Laundry Room/Area

- Laundry Room/Area Washer Electrical: 120 V non GFCI - **Washer/dryer should have a 20 amp dedicated GFCI protected outlet**
- Laundry Room/Area Dryer Electrical: 240 VAC - **Requires four prong plug receptacle if electric dryer is to be used. Black and red load wires, white neutral and bare or green ground copper wire.**
- Laundry Room/Area Dryer Vent: Metal foil flex duct - **Metal foil flex vent pipe is prone to kinking which may allow lint to accumulate causing a possible dryer fire hazard. Recommend replacing with rigid steel vent pipe secured with aluminum furnace tape to greatly reduce the possibility of a fire hazard. All dryer vents should be cleaned out annually.**

### Electric Panel

- Electric Panel Gas & Water Line Bonding: None noted - **Steel gas supply line (black pipe) should be bonded to grounded copper water supply lines to help prevent a possible shock hazard in the event there is a problem in the electrical system. Recommend further evaluation and correction by a licensed electrician.**

### Living Space

- Living Room Living Space Electrical Outlets: 3-prong grounded outlets - **Loose outlet under the kitchen peninsula area. Needs to be secured for safe use.**

### Bedrooms

- Northeast Bedroom Electrical Outlets: Loose outlet - **East wall outlet is loose and should be secured for safe use.**
- Southeast Bedroom Electrical Outlets: 3-prong grounded outlets - **Outlet on the West wall had no ground wire present. Should be replaced with a 2-prong or a GFCI outlet for safety. Using 3-prong plugs without a ground wire present is a possible shock hazard.**
- Upper Bedroom Electrical: Three prong not grounded - **All ungrounded three prong outlets need to be grounded or replaced with two prong outlets. ungrounded three prong outlets are a potential shock hazard. Electrical wires in the closet need to be properly secured, protected from possible damage.**