



## Wright-Pro Home Inspection, LLC

Wyandotte, Michigan

Office: 734-258-0420

Inspector: 734-258-0419

# Home Inspection Report

Prepared For:

**Joe & Sally Sample**



Inspection Date: March 12, 2020

**1234 Anytown St.  
Downriver, MI 48190**

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HOME INSPECTION, LLC  
734-258-0420

# Wright-Pro Home Inspection LLC

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Joe & Sally Sample  
1234 Anytown St.  
Downriver, MI 48190

## 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.
Needs Repair	Item is in need of repair or maintenance
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 Rated	Item does not fit into a specific rating - may be undeterminable. Informational comments included.
Not Present	Item is not present at this property.

## General Information

### Property Information

Year Built: 1996 - House Faces: Southwest  
Square Footage: 3,096  
Property Address: 1234 Anytown St.  
City: Downriver State: MI Zip: 48190

### Client Information

Client Name: Joe & Sally Sample  
Client Phone: 987-654-3210  
Client Email: youremail@email.com  
Agent's Name: Amy Agent  
Agent's Phone: 734-867-5309  
Agent's Email: agentemail@email.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: Seller, Buyer Occupancy Status: Occupied  
Inspection Date: 03/07/2020  
Start Time: 9:50 a.m. End Time: 1:21 p.m.  
Temperature: 32-36  
Weather: Sunny Soil Conditions: Dry  
Rain or Snow Melt Last 3 Days? Yes Rain in area 2 days prior to inspection.  
Space Below Grade: Walk-out Basement

## General Information (Continued)

Utilities On? Gas Electric Water

Water Source: Municipal Verified By: Visual Inspection

Sewage Disposal: Municipal Verified By: Visual Inspection

## Roof

### Roof Surface

Method of Inspection: Drone Camera

Type: Gable Roof Construction

Approximate Age: 8-10 years old

Good Material: Architectural Fiberglass Shingle - Roof shingles appear in very good condition. Current owner confirmed roof is age is about 9 years old.



Good Layers of Shingles: Single layer

Good Flashing: Aluminum drip edge

Good Valleys: Cut Valley



Good Plumbing Vents: PVC, With rubber flashing

Roof (Continued)

Chimney

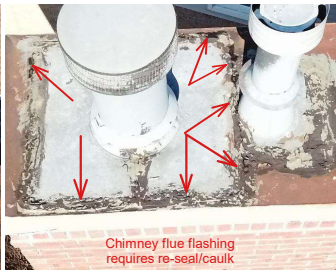
Good

Chimney: Framed - Services gas fireplaces on main floor and basement



Fair

Chimney Crown: Metal - Chimney metal flue flashing caulk (tar) is weathered/cracked. Flashings should have old weathered caulk remover and new sealer installed to avoid any possible moisture intrusion. Wood crown side fascia is rotted. Recommend a chimney repair contractor or a qualified handyman to further evaluate.



Good

Flue: Metal

Good

Flue cap: Metal

Good

Chimney Flashing: Aluminum, Caulked



Exterior

Exterior Surface

**Fair** Vegetation: Bushes too close to foundation - Bushes that rub against brick continuously will cause the brick to hold moisture and deteriorate the mortar over time. Also, the root balls should be at least 6' from the foundation walls. Larger bush roots can affect foundation walls over time.



**Good** Fences: Aluminum  
**Good** Porch: Stamped Concrete  
**Minor Issue** Patio: Concrete - A couple of cracks present. No movement, gaps, or trip hazards.



**Needs Repair** Deck: Wood & Pavers - **The underside of the deck floor is covered with wood which is rotting in a few places near especially near the pillars. Obvious water stains suggests water is not properly being directed away with flashing and appears to be running onto or between the layers of wood. Recommend a carpenter further evaluate and repair to direct water run-off away properly. The brick pillars are in need of mortar repair (tuckpoint) on the North and East ends. The North is especially deteriorated near the bottom. Unable to see the deck structure behind the wood and pillars to determine the condition of the posts and to be sure deck is properly secured to the home. The brick and mortar damage suggests movement. Recommend consulting a brick mason or deck contractor for further evaluation and repair.**



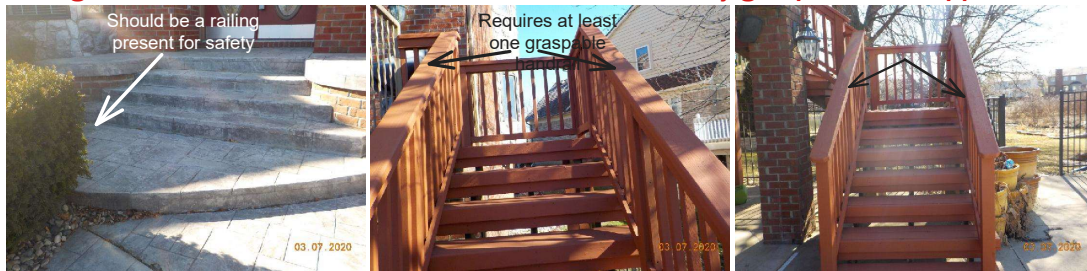
Exterior (Continued)

Deck: (continued)



Safety Issue

Steps & Stairways: Concrete, Wood - **Front stairs should have a graspable railing available (any stairway with more that 2 risers should have a railing). The deck stairway should have graspable railings on both levels. The rail board is too wide to easily grasp if a fall happens.**



Not Present

Walkways:



**Exterior (Continued)**

Minor Issue

**Driveway:** Stamped Concrete - Small cracked area near street.



Questionable

**Grading:** Slopes away from house - Except where pool filter is located next to deck. It appears the equipment is lower than the surrounding ground which may cause it to fill up during heavy rains and snow melt. Hard to see with equipment cover on.



Good

**Gutters:** Aluminum

Good

**Downspouts:** Aluminum

Minor Issue

**Downspout Extensions:** Into drainage system - The downspout to the left of the porch is not properly directed into drain, may overflow during heavy rains and snow melt. Suggest extending down into drain to be sure water doesn't pool at foundation wall.

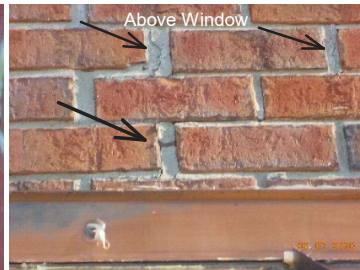


Good

**Retaining Walls:** Stone

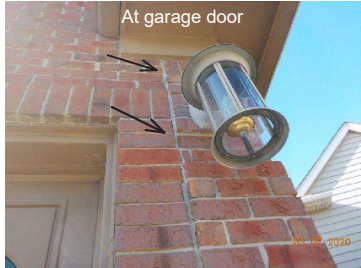
Fair

**Home Siding Type:** Brick, Wood - Overall, the brick is in good condition (other than deck pillars). However, there is a couple areas of cracked mortar above the front window and garage door. Caulk around any inlets such as around the hose faucets. Trim at garage overhead door is loose, reattach and seal.



Exterior (Continued)

Home Siding Type: (continued)



Good Hose Bibs: Rotary

Good Soffitt: Wood, Vented

Fair Fascia: Wood - Paint peeling and missing in areas of the fascia boards, recommend resealing with a good exterior paint to protect the integrity of the wood.



Good Door Bell: Hard wired

Questionable Entry Doors: Steel, French Door - Couldn't get right-hand door to open, top latch would not release. Ask seller to check it for proper function.



Not Present Storm Doors:

Good Windows: Caulked

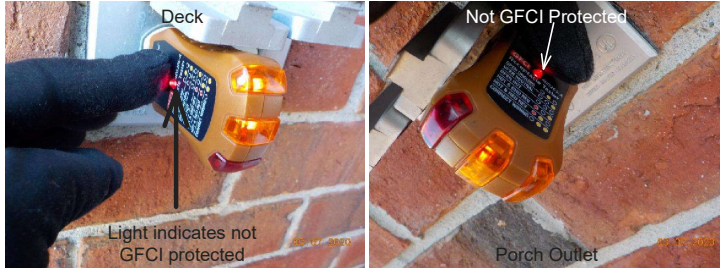
Minor Issue Window Screens: Some screens not present, ask seller

Good Exterior Lighting: Surface mount

Safety Issue Exterior Electric Outlets: 3-Prong, GFCI & Non-GFCI outlets - **The porch outlet and the deck outlet left of the bay window are not Ground Fault (GFCI) protected. All exterior outlets are required to be protected for safe use, shock hazard exists. Recommend a licensed electrician change outlets with GFCI's. GFCI's are safety devices built in to receptacles which protect against electrical shock. When a ground fault (short circuit) occurs, the GFCI quickly, in a fraction of a second, shuts the power off. Also protects appliances and electronics.**

## Exterior (Continued)

### Exterior Electric Outlets: (continued)



**Garage/Parking**

Attached Garage

Garage Size: 1-1/2 Car

Good Overhead Door(s): Insulated aluminum

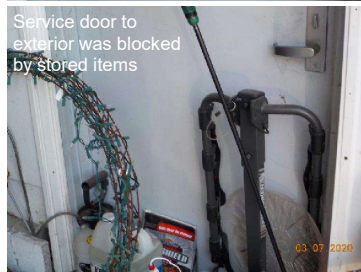
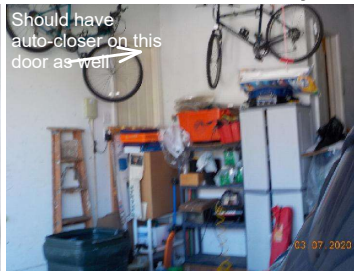
Good Door Operation: Mechanized

Good Door Opener: Lift Master

Door Reverse Resistance? Yes

Not Inspected Roof Structure: Covered by Drywall

Good, Limited Inspection Service Door(s): Steel - Two doors to interior, one to exterior. Door with automatic closer is blocked off from use. Door to laundry room should have an auto-closer to keep fumes from entering home. Door to exterior was blocked by stored items, not tested for function.



Good Firewall Separation: Adequate

Good Ceiling: Painted Drywall

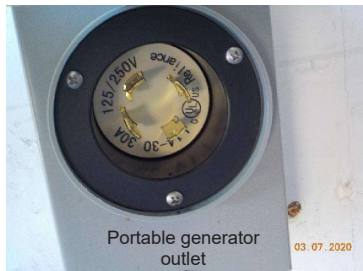
Good Walls: Painted Drywall

Not Present Windows:

Good Floor/Foundation: Concrete

Not Present Hose Bibs: None could be seen inside garage

Minor Issue Electrical: 120 VAC GFCI Protected; Equipped for generator back-up - If a generator is run, be sure it is located outside of the home/garage. Do not run a generator in a closed garage as carbon monoxide will build up. The open box with exposed wires needs a cover.

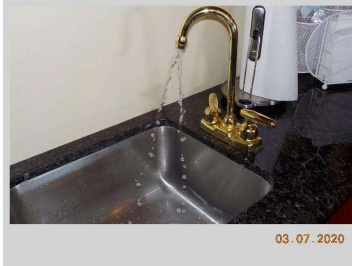


Not Present HVAC:

## Basement

### Basement

Good	Stairwell: Drywall covered, painted
Good	Stairs/Handrails: Carpeted Stairs with Wood Handrail
Good	Stairwell Lighting: 3 way switched lighting
Not Inspected	Beams: Steel I-Beam - Covered/hidden
Good	Joists/Trusses: 2x10 Floor Joist - Viewed in furnace/utility room
Good	Ceiling: Suspended ceiling
Good	Lighting Fixtures: Ceiling Mounted, Pot Lights, on dimmers
Good	Foundation Walls: Block and mortar - No obvious damage, moisture, or concerns were found.
Good	Bar Area/Sink: Stainless

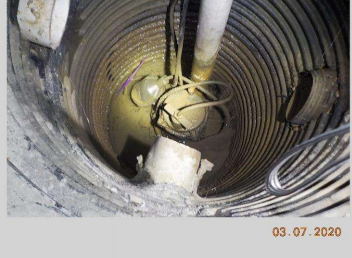



Minor Issue	Sink Drain: PVC - Minor leak. Connections need to be tightened.
Minor Issue	Faucet: Two handle. Faucet screen is clogged with debris causing poor water flow.
Good	Bar Counter Top: Granite
Minor Issue	Bar Cabinets: Wood - End cabinet door is loose.



Good	Bar Electrical: 120 VAC GFCI Protected
Good	Bar Dish Washer: No leaks noted.
Good	Moisture Location: No moisture present at time of inspection.
Good	Differential Movement: No movement or displacement noted
Good	Floors: Carpet covered, Ceramic tile
Good	Floor Drain: Surface drain - Behind bar
Good	Doors: Glass Patio Door, wood doors - Wood doors need adjustment at utility room and storage room (loose hinges)
Good	Windows: Double pane slider
Good	Electrical: 120 VAC
Limited Inspection	Smoke Detector: Hard wired - Visual only
Limited Inspection	Carbon Monoxide Detector: Plug in type

## Basement (Continued)

- Good      Ventilation:    HVAC system register, Windows
- |   |  |
|---|--|
|  |  <p>Outdoor sump pump discharge pipe</p> |
|---|--|
- Good      Sump Pump:    Submerged pump with float switch - Sump pump worked as designed when tested, however, in addition to a back-up generator, should consider A battery powered back-up or a water powered back up system for the sump pump that will allow the pump to operate in the event of a lengthy power failure if a generator is not available

## Laundry Room/Area

Laundry Room/Area	
Not Present	Closet:
Good	Doors: Solid wood, Steel
Good	Floors: Luxury Vinyl Tile
Good	Walls: Painted Drywall
Good	Ceiling: Painted Drywall
Not Present	Ventilation: Doors, no window or fan
Not Present	Windows:
Safety Issue	Electrical: GFCI & Non-GFCI Outlets Present - <b>Dryer outlet needs a cover plate for safety.</b>



Good	Lighting Fixtures: Ceiling Mounted
Not Present	Laundry Tub:
Good	Washer Hose Bib: Rotary
Good	Washer Drains to: Wall mounted drain
Questionable	Dryer Vent: Rigid metal - Appears from outside view that the dryer vent needs to be cleaned. There are several turns where it is mounted in the garage where lint can get trapped – suggest having it professionally cleaned.



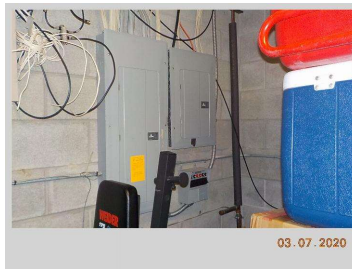
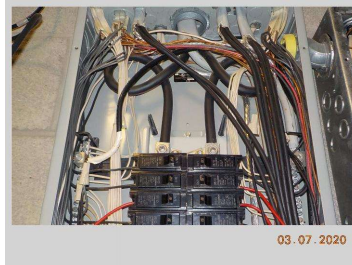
Not Present	Floor Drain:
Good	HVAC Source: HVAC System Register
Not Present	Smoke Detector: Recommend
Not Present	Carbon Monoxide Detector: Recommend - Recommend since room is entryway from garage.

## Electrical System

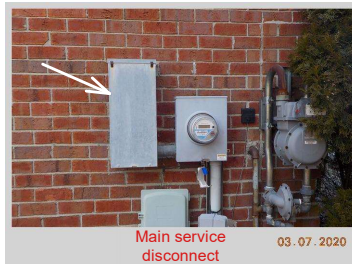
All electrical issues no matter how minor are rated "Safety Issue". Any minor issue with any incorrect installation of an electrical component or procedure is a potential shock hazard.

**Electric Panel**

Service Amps: 200 Volts: 120-240 VAC  
 Max Capacity: 200 Amps  
 Good Manufacturer: Challenger



Good Service: Aluminum  
 Good 120 VAC Branch Circuits: Copper  
 Good 240 VAC Branch Circuits: Copper  
 Good Conductor Type: Modern Romex  
 Good Ground: Plumbing and rod in ground  
 Good Main Breaker Size: 200 Amps - Main service breaker disconnect located outdoors next to electric meter.

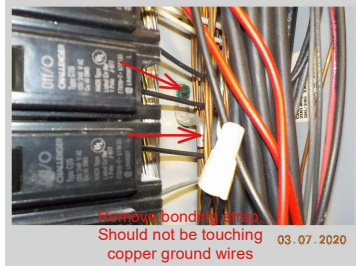


Good Breakers: Challenger  
 Good Electrical Meter: Smart Meter  
 Good Electrical Mast: No Mast, Underground utilities



## Electrical System (Continued)

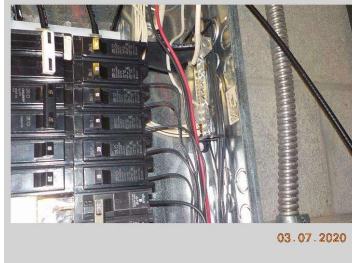
Good, Safety Issue Is Panel Bonded?: No As discussed, bonding strap is present in main sub-panel but is not secured to ground bus bar, however is touching bare copper ground wires and should be removed. Recommend a licensed electrical to further evaluate



### Sub-Panel Electric Panel

Good

Manufacturer: Challenger



Good

Service: Copper

Good

120 VAC Branch Circuits: Copper

Good

Breakers: Challenger

Is the panel bonded? No

## Heating System

### Heating System

Manufacturer: Payne

Model & Serial Number: 9MXA036080AASA Serial Number: 4508A02088

Type: Forced air, High Efficiency Capacity:

Area Served: 1st and 2nd floors Approx. Age: 2008 / 12 Years old

Fuel Type: Natural gas

Suspected Asbestos: No

Good Heating System Operation: Lit and operated properly at time of inspection - HVAC systems should be serviced annually



Limited Inspection Heat Exchanger: 5 Burner, Burners contained in heat exchanger - Visual inspection only.



Good Blower Fan/Filter: Direct drive with disposable filter

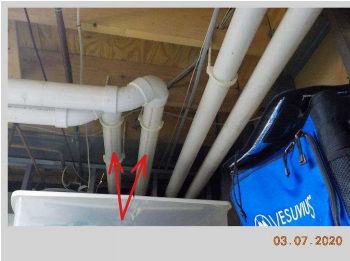
Good Type Of Filter: Accordion style



Good Distribution: Metal duct

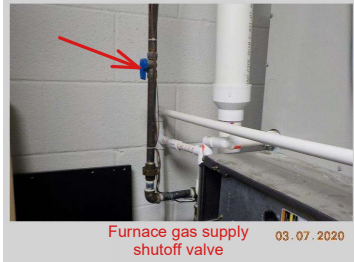
Good Draft Control: Inducer Fan

Good Flue Pipe: PVC, intake/exhaust



## Heating System (Continued)

Good Controls: Blower motor housing cover switch, On/Off electrical switch. On/off gas supply valve.



Good Thermostats: Programmable

Not Inspected Humidifier: Should be serviced / cleaned at time furnace is serviced.



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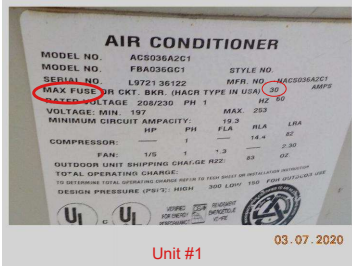
Joe & Sally Sample  
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## Air Conditioning

### AC System

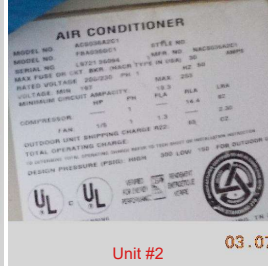
Manufacturer: Comfortmaker

Model & Serial Number: Unit #1 ACS036A2C1 / Unit #2 ACS036A2C1



Unit #1

03.07.2020



Unit #2

03.07

Serial Number: Unit #1 L972136122 / Unit #2 L972126094

Approximate Age: Both 1997 / 23 Years old

Area Served: Whole house

Type: Central A/C Capacity: 3.0 Ton each

Good A/C System Operation: Adequate - Both units are 23 years old, Units are nearing the end of the manufactures stated design life.

Good Electrical Disconnect: Fused 30 amp, Pull out disconnect on wall next to unit



Good Condensate Removal: Plastic tubing into sump pump

Good Exterior Unit: Pad mounted

Good Visible Coil: Aluminum

Good Refrigerant Lines: Low pressure and high pressure line set

Good Thermostats: Honeywell, programmable



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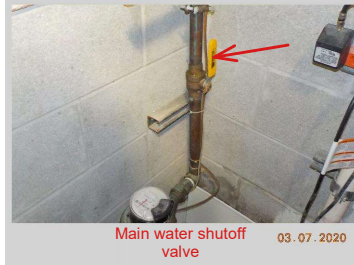
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## Plumbing

These ratings below pertain to main plumbing pipes. Each room's plumbing system (sinks, tubs) have comments included in their respective section.

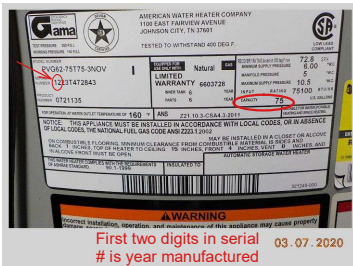
Good Service Line: Copper, (City water line)  
Good Main Water Shutoff: Basement, At water meter - Utility room



Good Water Lines: Copper  
Good Water Pressure: 45-55 psi  
Good Drain Pipes: PVC  
Good Service Caps: PVC, Accessible  
Good Vent Pipes: PVC  
Good Gas Service Lines: Black pipe, Cast iron  
Not Inspected Lawn Sprinklers: Have inspected professionally annually

### Water Heater

Manufacturer: American/Powerflex  
Model & Serial Number: See Image



Type: Natural gas Capacity: 75 Gal.  
Approximate Age: 2012 / 8 Years old Area Served: Whole House  
Good Water Heater Operation: Functional at time of inspection  
Good Dielectric Unions: Present - Dielectric unions are used to separate two dissimilar metal pipes (such as copper pipes and galvanized steel). Purpose of dielectric unions is to prevent galvanic corrosion, which is caused by electrolysis.

## Plumbing (Continued)

Dielectric Unions: (continued)



Safety Issue  
Good

Water Temperature: 160 Degrees - **Water above 120 is considered a scalding hazard.**  
Flue Pipe: Electric inducer / fan blower, PVC



Good

Pressure Relief Valve: With copper safety drain tube

## Kitchen

### Kitchen

Good, Limited Inspection Cooktop: Broan - All burners lit and functioned good. Due to amount of personal items stored in cook top cabinet, unable to see electrical connection. Gas valve is located in cabinet & was visible.



Good Ovens: Whirlpool  
 Good Stove Fan/Vent: Broan  
 Fair Disposal: In-Sinkerator - Disposal works but is older, may need replacement in near future. Unit has loud operation, especially when turning on and off. Showing signs of rust at connector.



Questionable Dishwasher: No leaks found during operation - Seller mentioned that dishwasher door leaks, however, unit was run for a cycle and did not leak at time of inspection.

Good Refrigerator: Whirlpool  
 Good Microwave: Countertop Model  
 Good Sink: Stainless Steel, Double Bowl  
 Safety Issue Electrical: 120 VAC GFCI Protected - **GFCI countertop outlet is loose, needs to be secured for safe use.**

Good Lighting Fixtures: Inset Pot Lights, Under-cabinet lighting

Good Plumbing/Traps: PVC, Copper

Good Faucets/Fixtures: One-handle with Sprayer

Good Counter Tops: Granite

Good, Limited Inspection Cabinets: Wood & Laminate - Lazy Susan shelves in corner cabinets left of sink and next to refrigerator couldn't be fully tested for function due to amount of items stored/falling off them during movement.

Good Pantry: Walk In

Good Ceiling: Painted Drywall

Not Present Ceiling Fan:

Good Walls: Painted Drywall, Glass tile backsplash

Good Floor: Engineered Flooring

## Kitchen (Continued)

Good      **Windows:**    Wood Casement - Noted that window crank hits faucet during operation. Still functions but an inconvenience.



Good      **HVAC Source:**    HVAC System Register  
Not Present      **Smoke Detector:**    Present in adjacent hallway  
Not Present      **Carbon Monoxide Detector:**    Recommend - Recommended in any room that has a gas appliance.



## Bathroom

### 1st floor, Hallway Bathroom

Type 1/2

Not Present

Good

Safety Issue

Closet:

Doors: Solid wood

Floor: Ceramic tile - **Threshold at entry is a possible trip hazard, raised 1/2". Should be tapered so foot glides over instead of catching.**



Good

Good

Good

Not Present

Good

Good

Good

Needs Repair

Ceiling: Painted Drywall

Walls: Painted Drywall

Ventilation Fan: Electric ventilation fan

Windows:

Electrical: 120 VAC GFCI

Lighting Fixtures: Inset pot lights, Wall Mount

Countertop(s): Corian

Cabinet(s): Composite & Laminate - **Lower left-hand door binds on frame, may cause damage to laminate as is, needs adjustment.**



Good

Fair

Sink/Basin: Molded single bowl

Sink Faucet: 2-handle faucet with stopper - Cold water handle has a hard operation.



Good

Good

Good

Sink Plumbing/Traps: PVC Trap

Toilet(s): Kohler

HVAC Source: HVAC System Register

**Bathroom (Continued)**

**2nd Floor Hallway Bathroom**

Type Full

Not Present

Good

Good

Good

Good

Good

Good

Good

Good

Good

Good

Good

Fair

Closet:

Doors: Solid wood

Floor: Ceramic tile

Ceiling: Painted Drywall

Walls: Painted Drywall

Ventilation Fan: Nutone, switched fan

Windows: Wood Casement

Electrical: 120 VAC GFCI

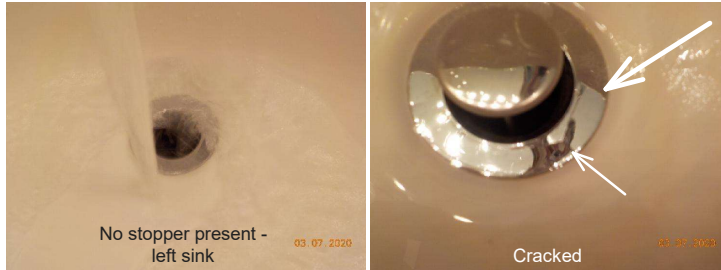
Lighting Fixtures: Ceiling Mount, Wall Mount - Ceiling mount is a heat lamp.

Countertop(s): Fiberglass, One piece sink/countertop

Cabinet(s): Composite & Laminate

Sink/Basin: Molded dual bowl

Sink Faucet: 2-handle faucets with stopper - Left-hand stopper is missing. Right-hand sink drain flange is cracked – no leaks noted under sink. Monitor during regular use. Sometimes slow leaks and back-ups can't be detected during limited inspection testing.



Good

Sink Plumbing/Traps: PVC Trap

Good

Tub/Surround: Fiberglass tub and fiberglass surround

Good

Tub Faucet/Shower: One-handle with diverter on spout - Handle has a tight/hard operation.

Not Inspected

Tub Plumbing: Not accessible - Tub drained ok, somewhat slow. Wall access plumbing panel appears to have been mudded/painted over.

Good

Toilet(s): Kohler

Good

HVAC Source: HVAC System Register

**Master Bathroom**

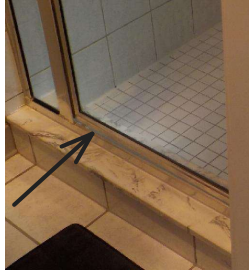
Type Full

Not Present

Closet:

## Bathroom (Continued)

Good Doors: Solid wood, Sliding, Glass Shower - Note that although all doors function fine, the glass shower door is gapped at the bottom which could cause water spray to leak past it. Suggest adding a door sweep to keep moisture in.



Good Floor: Ceramic tile

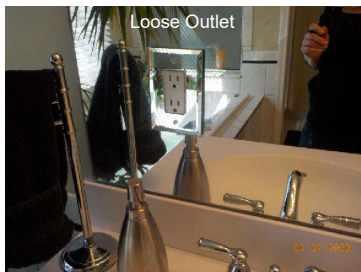
Good Ceiling: Painted Drywall

Good Walls: Painted Drywall

Good Ventilation Fan: Electric ventilation fan

Good Windows: Wood casement

Safety Issue Electrical: 120 VAC GFCI Protected - **Outlet at left-hand sink is loose, needs to be secured for safe use.**



Safety Issue Lighting Fixtures: Ceiling Mount, Wall Mount - **Light in shower stall is coming away from ceiling, needs to be secured for safe use. Lights above showers should be completely sealed. Light above tub is out, may just need new bulb. Ask seller.**



Good Countertop(s): 1-piece molded

Good Cabinet(s): Composite & Laminate

Good Sink/Basin: Molded dual bowl

Good Sink Faucet: 2-handle faucets with stopper

## Bathroom (Continued)

Needs Repair

Sink Plumbing/Traps: PVC Trap - Leak at connection on left-hand sink plumbing, needs repair. Green water coming out of copper plumbing. Determined reason is likely that sinks have not been used in some time. Water cleared up after use. If this issue reoccurs suggest contacting a licensed plumber for further evaluation.



Good

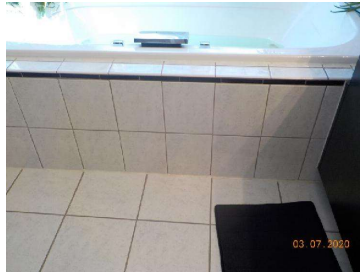
Tub/Surround: Ceramic Tile Surround

Good

Tub Faucet/Shower: 2-handle, good water pressure, fills quickly

Questionable

Tub Plumbing: No Access Present - There is no access to the jet mechanisms. Consider that tile & backing would have to be removed to access plumbing. Jets were tested and worked during inspection on all speeds. Tub drained slowly – suggest a licensed plumber further evaluate.



Good

Shower/Surround: Ceramic Tile, Floor and Walls - Grout and caulk are good, noted that lower tiles along back of shower has been repaired.



Good

Toilet(s): Kohler

Good

HVAC Source: HVAC System Register

**Fireplace/Wood Stove**

Recommend evaluation by a fireplace contractor before use due to rust and corrosion on flue as mentioned below.

Living Room Fireplace

Type: Gas log

Good

Fireplace Box: Prefab

Questionable

Flue: Metal - Rust present from use. Limited view, could only see top (at chimney) and bottom of flue (at damper), not between. Suggest further evaluation by a qualified fireplace installer to be sure fireplace flue is clean and safe for use.



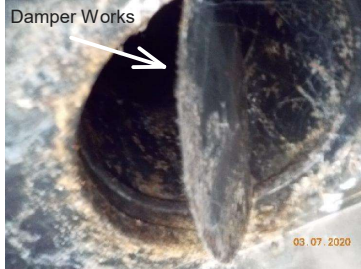
Good

Gas Key/Gas Line: Gas key located outside firebox



Good

Damper Function: Metal



Good

Hearth: Ceramic Tile

Good

Surround: Wood, Glass tile

Good

Mantle: Wood

## Living Space

Smoke detectors are inspected for age and location. Detectors should be replaced every 10 years or if they yellow in color. They should be placed in any room where sleep or relaxation is possible. There should be at least one carbon monoxide detector in a central location on each level of the home, however, we also recommend one in any room with a gas appliance.

### Foyer & Entry Hall Living Space

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Good	Closets: Small
Good	Doors: Solid wood closet door. Steel entry - See entry door comments in Exterior section.
Good	Floor: Engineered Flooring
Good	Walls: Painted Drywall
Good	Ceiling: Painted Drywall
Not Present	Ceiling Fan:
Good	Windows: Fixed, non opening - Upper Foyer area
Good	Electrical: 3-Prong, 120 VAC
Good	Lighting Fixtures: Chandelier
Good	HVAC Source: HVAC System Register
Good	Smoke Detector: In Hall
Not Present	Carbon Monoxide Detector: Recommend - At least one is recommended in a central location on each level of the home.

### Living Room Living Space

---

Not Present	Closet:
Not Present	Doors:
Good	Floor: Carpet
Good	Walls: Painted Drywall
Good	Ceiling: Painted Drywall
Good	Ceiling Fan Controlled by remote, Switched, tested
Good	Windows: Fixed, non opening
Minor Issue	Electrical: 3-Prong, 120 VAC - Open outlet needs a cover.



Good	Lighting Fixtures: Fan Mounted, Inset Pot Lights
Good	HVAC Source: HVAC System Registers, Cold air return vent
Not Present	Smoke Detector: Recommend - Recommend a detector in any room where relaxation is possible.
Not Present	Carbon Monoxide Detector: Recommend - Recommended in any room that has a gas appliance (fireplace).



HOME INSPECTION, LLC  
734-258-0420

# Wright-Pro Home Inspection LLC

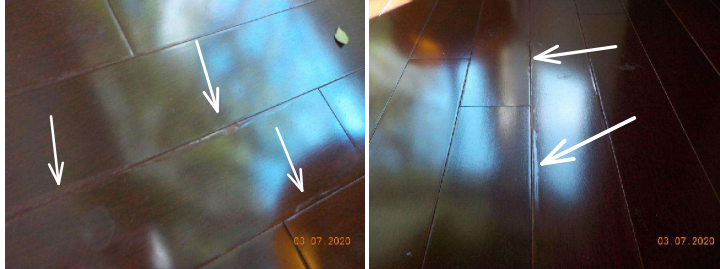
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Joe & Sally Sample  
1234 Anytown St.  
Downriver, MI 48190

## Living Space (Continued)

### Formal Dining Room Living Space

Not Present	Closet:
Not Present	Doors:
Fair	Floor: Engineered Flooring - An area of the finish is bubbling. Unable to see entire floor due to area rug and furniture.



Good	Walls: Painted Drywall
Good	Ceiling: Painted Drywall
Not Present	Ceiling Fan:
Good	Windows: Casement, Crank Window, Fixed, non opening - Windows tested and functioned good.
Good	Electrical: 3-Prong, 120 VAC
Good	Lighting Fixtures: Chandelier, Recessed pot lights
Good	HVAC Source: HVAC System Register
Not Present	Smoke Detector:
Not Present	Carbon Monoxide Detector:

### Office/Den Living Space

Not Present	Closet:
Good	Doors: French
Good	Floor: Carpet
Good	Walls: Painted Drywall
Good	Ceiling: Painted Drywall
Not Present	Ceiling Fan:
Good	Windows: Wood Casement - Windows tested and functioned good.
Good	Electrical: 3-Prong, 120 VAC
Good	Lighting Fixtures: Recessed pot lights
Good	HVAC Source: HVAC System Register, Cold air return vent
Not Present	Smoke Detector:
Not Present	Carbon Monoxide Detector:

### Kitchen Dining Area Living Space

Not Present	Closet:
Good	Doors: French Exterior Door

**Living Space (Continued)**

**Fair** Floor: Engineered Flooring - Areas of bubbled finish near door.



**Good** Walls: Painted Drywall - Cosmetic flaws on walls, tested for moisture, no moisture found.



**Good** Ceiling: Painted Drywall  
**Not Present** Ceiling Fan:  
**Good** Windows: Wood Casement  
**Good** Electrical: 3-Prong, 120 VAC  
**Questionable** Lighting Fixtures: Ceiling Mounted - Ceiling mounted light didn't work at time of inspection.



**Good** HVAC Source: HVAC System Register  
**Not Present** Smoke Detector:  
**Not Present** Carbon Monoxide Detector:



**Living Space (Continued)**

**Stairway & Upper Hallway Living Space**

**Good** Steps/Stairwell: Even risers, carpeted - Noted a couple of visible gaps between drywall and stairs, considered cosmetic.

**Fair** Railings: Wood rails & spindles - Railing is somewhat loose, could use additional support for safety.



**Good** Closet: Shelves

**Fair** Doors: Bi-fold - Closet door comes out of track during operation.



**Good** Floor: Carpet

**Good** Walls: Painted Drywall - Cosmetic flaws on walls, tested for moisture, no moisture found.



**Good** Ceiling: Painted Drywall

**Not Present** Ceiling Fan:

**Not Present** Windows:

**Good** Electrical: 3-Prong, 120 VAC

**Good** Lighting Fixtures: Inset Pot Lights

**Good** HVAC Source: Cold air return vent only in this area

**Limited Inspection** Smoke Detector: Visual only

**Good** Carbon Monoxide Detector: Plug-in Model

## Bedrooms

### West (Green) Bedroom

Good Closet: Large - Drywall tape puckered in closet. Tested for moisture, none present. Considered cosmetic.



Good Doors: Solid wood, bi-fold mirror

Good Floor: Carpet

Good Walls: Painted Drywall

Good Ceiling: Painted Drywall

Good Ceiling Fan: Switched, tested

Deficiency Window(s): Wood slider, Fixed, non opening - **Though weatherstrip is in place, water is weeping into frame. Wood was wet at time of inspection. Caulk appears to be in place on exterior. Recommend consulting a window contractor for further evaluation and repair to stop any leak which will eventually cause the wood to rot and could possibly allow moisture into wall below.**



Limited Inspection Electrical: 3-Prong, 120 VAC - Not all outlets could be tested due to amount of furniture. Those tested were correctly wired and not loose.

Good Lighting Fixtures: Fan Mounted

Good HVAC Source: HVAC System Register - Due to amount of furniture, did not locate a return air vent in the room.

Limited Inspection Smoke Detector: Visual only

Not Present Carbon Monoxide Detector: Present in adjacent hallway

### Northwest, Master Bedroom

Good Closet: Walk In

Good Doors: French, Solid wood

Good Floor: Carpet

Good Walls: Painted Drywall

Good Ceiling: Painted Drywall

Good Ceiling Fan: Switched, tested, Controlled with remote

## Bedrooms (Continued)

Good Window(s): Wood sliders, Wood, fixed  
 Limited Inspection Electrical: 3-Prong, 120 VAC - Not all outlets could be tested due to furniture. The outlets that were tested were wired properly, not loose.  
 Good Lighting Fixtures: Fan Mounted, Wall Mounted Sconces  
 Good HVAC Source: HVAC System Register, Cold air return vent  
 Needs Repair Smoke Detector: Needs Battery  
 Not Present Carbon Monoxide Detector: Present in adjacent hallway

### North, Green Bedroom

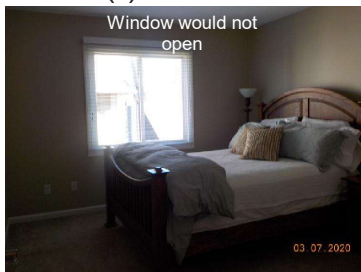
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Good Closet: Large  
 Minor Issue Doors: Bi-fold mirror, Solid wood - Left-hand closet door catches on screw in track, sloppy operation. Track may just need tightening to correct this.  
 Good Floor: Carpet  
 Limited Inspection Walls: Painted Drywall - Due to large furniture in room, not all walls could be seen for inspection.  
 Good Ceiling: Painted Drywall  
 Good Ceiling Fan: Switched, tested  
 Good Window(s): Wood slider  
 Limited Inspection Electrical: 3-Prong, 120 VAC - Due to large furniture and electronics plugged into outlets, only one outlet could be tested for proper function.  
 Good Lighting Fixtures: Fan Mounted  
 Good HVAC Source: HVAC System Register - Due to large furniture, unable to locate a return air vent.  
 Limited Inspection Smoke Detector: Visual only  
 Not Present Carbon Monoxide Detector: Present in adjacent hallway

### East, Tan Bedroom

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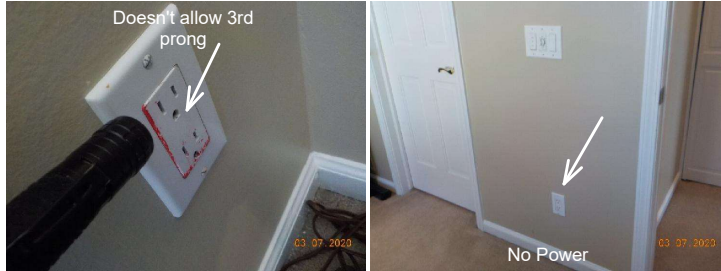
Good Closet: Walk In  
 Good Doors: Solid wood  
 Good Floor: Carpet  
 Good Walls: Painted Drywall  
 Good Ceiling: Painted Drywall  
 Not Present Ceiling Fan:  
 Deficiency Window(s): Wood slider - **Window would not open, appears to be painted shut.**



**Bedrooms (Continued)**

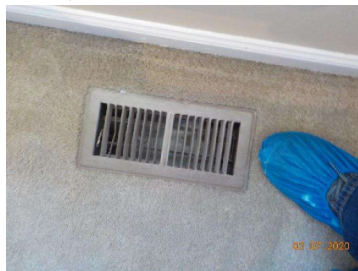
Safety Issue

Electrical: 3-Prong, 120 VAC - **Outlet right of window, top plug doesn't allow 3rd prong to be plugged in. Hard to see, but likely something may be broken off inside of it. Recommend replacement of outlet for proper use. Outlet between entry and closet doors had no power going to it at time of inspection. Recommend further evaluation by a licensed electrician to repair or replace.**



Good  
Minor Issue

Lighting Fixtures: Ceiling Mounted  
HVAC Source: HVAC System Register, Cold air return vent - Airflow regulator on register doesn't work, frozen.



Limited Inspection Smoke Detector: Visual only  
Not Present Carbon Monoxide Detector: Present in adjacent hallway

## Attic

Attic

Good

Access Point: Upstairs bedroom

Good

Joists/Trusses: 2x4 Engineered Truss

Good

Roof Framing: 2x4 Engineered Truss



03.07.2020



03.07.2020



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03.07.2020

Good

Sheathing: Plywood



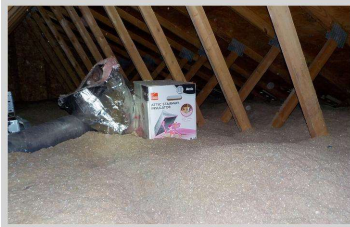
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Good

Ventilation: Ridge and soffit vents

Good

Insulation: Blown in, Fiber fill



03.07.2020



03.07.2020



03.07.2020



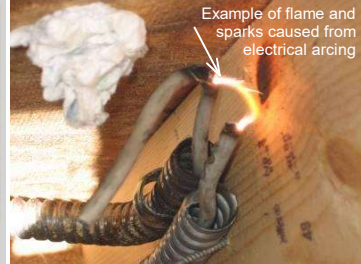
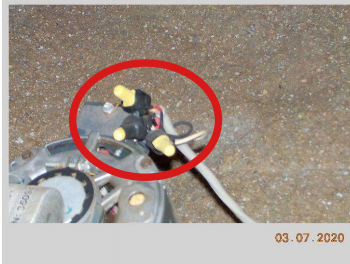
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## Attic (Continued)

Good  
Safety Issue

Insulation Depth: Adequate

Attic Fan: Belt drive - Fan works ok (loud). Safety issue is related to open electrical splices connecting the fan motor to the electrical supply. All electrical splices are to terminate in a properly secured and covered electrical junction box. Possible loose wiring could cause arcing which if not contained in a junction box may cause a fire hazard from sparks falling onto the insulation.



Good  
Good

Moisture Penetration: No moisture penetration noted at time of inspection.

Bathroom Fan Venting: Exit through side of house



Good

Plumbing Vent: Exits through roof

## Questionable Summary

### Exterior

**Exterior Surface Grading:** Slopes away from house - Except where pool filter is located next to deck. It appears the equipment is lower than the surrounding ground which may cause it to fill up during heavy rains and snow melt. Hard to see with equipment cover on.

**Exterior Surface Entry Doors:** Steel, French Door - Couldn't get right-hand door to open, top latch would not release. Ask seller to check it for proper function.

### Laundry Room/Area

**Laundry Room/Area Dryer Vent:** Rigid metal - Appears from outside view that the dryer vent needs to be cleaned. There are several turns where it is mounted in the garage where lint can get trapped – suggest having it professionally cleaned.

### Kitchen

**Kitchen Dishwasher:** No leaks found during operation - Seller mentioned that dishwasher door leaks, however, unit was run for a cycle and did not leak at time of inspection.

### Bathroom

**Master Bathroom Tub Plumbing:** No Access Present - There is no access to the jet mechanisms. Consider that tile & backing would have to be removed to access plumbing. Jets were tested and worked during inspection on all speeds. Tub drained slowly – suggest a licensed plumber further evaluate.

### Fireplace/Wood Stove

**Living Room Fireplace Flue:** Metal - Rust present from use. Limited view, could only see top (at chimney) and bottom of flue (at damper), not between. Suggest further evaluation by a qualified fireplace installer to be sure fireplace flue is clean and safe for use.

### Living Space

**Kitchen Dining Area Living Space Lighting Fixtures:** Ceiling Mounted - Ceiling mounted light didn't work at time of inspection.

## 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.

### Bedrooms

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- West (Green) Bedroom Window(s): Wood slider, Fixed, non opening - **Though weatherstrip is in place, water is weeping into frame. Wood was wet at time of inspection. Caulk appears to be in place on exterior. Recommend consulting a window contractor for further evaluation and repair to stop any leak which will eventually cause the wood to rot and could possibly allow moisture into wall below.**
- East, Tan Bedroom Window(s): Wood slider - **Window would not open, appears to be painted shut.**



## Needs Repair Summary

### Exterior

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**Exterior Surface Deck: Wood & Pavers - The underside of the deck floor is covered with wood which is rotting in a few places near especially near the pillars. Obvious water stains suggests water is not properly being directed away with flashing and appears to be running onto or between the layers of wood. Recommend a carpenter further evaluate and repair to direct water run-off away properly. The brick pillars are in need of mortar repair (tuckpoint) on the North and East ends. The North is especially deteriorated near the bottom. Unable to see the deck structure behind the wood and pillars to determine the condition of the posts and to be sure deck is properly secured to the home. The brick and mortar damage suggests movement. Recommend consulting a brick mason or deck contractor for further evaluation and repair.**

### Bathroom

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**1st floor, Hallway Bathroom Cabinet(s): Composite & Laminate - Lower left-hand door binds on frame, may cause damage to laminate as is, needs adjustment.**

**Master Bathroom Sink Plumbing/Traps: PVC Trap - Leak at connection on left-hand sink plumbing, needs repair. Green water coming out of copper plumbing. Determined reason is likely that sinks have not been used in some time. Water cleared up after use. If this issue reoccurs suggest contacting a licensed plumber for further evaluation.**

### Bedrooms

---

**Northwest, Master Bedroom Smoke Detector: Needs Battery**

## Safety Issue Summary

A qualified contractor is highly recommended for evaluation.

### Exterior

**Exterior Surface Steps & Stairways:** Concrete, Wood - **Front stairs should have a graspable railing available (any stairway with more than 2 risers should have a railing). The deck stairway should have graspable railings on both levels. The rail board is too wide to easily grasp if a fall happens.**

**Exterior Surface Exterior Electric Outlets:** 3-Prong, GFCI & Non-GFCI outlets - **The porch outlet and the deck outlet left of the bay window are not Ground Fault (GFCI) protected. All exterior outlets are required to be protected for safe use, shock hazard exists. Recommend a licensed electrician change outlets with GFCI's. GFCI's are safety devices built in to receptacles which protect against electrical shock. When a ground fault (short circuit) occurs, the GFCI quickly, in a fraction of a second, shuts the power off. Also protects appliances and electronics.**

### Laundry Room/Area

**Laundry Room/Area Electrical:** GFCI & Non-GFCI Outlets Present - **Dryer outlet needs a cover plate for safety.**

### Electrical System

**Electric Panel Is Panel Bonded?:** No **As discussed, bonding strap is present in main sub-panel but is not secured to ground bus bar, however is touching bare copper ground wires and should be removed. Recommend a licensed electrical to further evaluate**

### Plumbing

**Water Heater Water Temperature:** 160 Degrees - **Water above 120 is considered a scalding hazard.**

### Kitchen

**Kitchen Electrical:** 120 VAC GFCI Protected - **GFCI countertop outlet is loose, needs to be secured for safe use.**

### Bathroom

**1st floor, Hallway Bathroom Floor:** Ceramic tile - **Threshold at entry is a possible trip hazard, raised 1/2". Should be tapered so foot glides over instead of catching.**

**Master Bathroom Electrical:** 120 VAC GFCI Protected - **Outlet at left-hand sink is loose, needs to be secured for safe use.**

**Master Bathroom Lighting Fixtures:** Ceiling Mount, Wall Mount - **Light in shower stall is coming away from ceiling, needs to be secured for safe use. Lights above showers should be completely sealed. Light above tub is out, may just need new bulb. Ask seller.**

### Bedrooms

**East, Tan Bedroom Electrical:** 3-Prong, 120 VAC - **Outlet right of window, top plug doesn't allow 3rd prong to be plugged in. Hard to see, but likely something may be broken off inside of it. Recommend replacement of outlet for proper use. Outlet between entry and closet doors had no power going to it at time of inspection. Recommend further evaluation by a licensed electrician to repair or replace.**

### Attic

**Attic Attic Fan:** Belt drive - **Fan works ok (loud). Safety issue is related to open electrical splices connecting the fan motor to the electrical supply. All electrical splices are to terminate in a properly secured and covered electrical junction box. Possible loose wiring could cause arcing which if not contained in a junction box may cause a fire**

## Safety Issue Summary (Continued)

Attic Fan: (continued)

**hazard from sparks falling onto the insulation.**