



## Majeske Home Inspection Services

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InterNACHI Inspector: Jacob Majeske



## Certified Home Inspection Report

Prepared For:

**Nick Gromicko**

Property Address:

**601 E Sherwood Rd.**

**Williamston, MI 48895**

Inspected on Mon, Jan 22 2018 at 9:00 AM

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Thank you for the opportunity to allow Majeske Home Inspection Services to conduct a home inspection of the property listed above. The function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

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

There are several comments with pictures which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon indicate there are issues that should be addressed. These items are also displayed in the summary section. Please read them all.

Items without a specific comment are considered to be operating satisfactorily. Older items may not function as they did when they were new and may have minor defects, but still considered to be functional if they are reasonably performing the function that they were intended to do.

#### PRE-INSPECTION CONTRACT

The "Majeske Home Inspection Pre-Inspection Contract" is provided to the client to review and discuss. Whether or not the contract is signed, or whether or not the client was not able to be present at the time of the inspection, ACCEPTANCE AND USE OF THIS INSPECTION REPORT CONSTITUTES FULL AGREEMENT WITH THE TERMS LISTED IN THE CONTRACT. The contract is also available for review at [www.majeske.net](http://www.majeske.net)

# General

**Report Limitations:** This report is intended as a general guide to help the client make his/her own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that exist at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions that by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report. Any decisions to not inspect any devices or areas due to the inspectors concern about his personal safety or creating new damage shall be final, and without any reduction in the inspection cost.

Michigan Builders License Number: 2101186764

Inspector:	Jacob Majeske
Property Type:	Single Family
Stories:	One
Year Built:	1957
Approximate Square Feet:	1,040
Number Of Bedrooms/Baths:	3/2.5
Information About Property	MLS
Obtained From:	
Front Of House Faces:	South
Furniture/Storage Items Present:	House unoccupied, but furniture and storage items remain
Weather:	Cloudy/Overcast, Raining, Recent rain within past few hours, Snow on the ground and roof limits visibility of the various surfaces around the house. The inspector is unable to provide information about the condition of any portions of the property which were hidden by snow at the time of the inspection.
Temperature At Start Of Inspection:	41 F
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Seller

(General continued)

Inspection Fee: \$325.00 + \$100.00 (radon) = \$425.00  
On-line INSPECTION AGREEMENT Pre-inspection contract not signed. Acceptance and  
Signed: use of this report constitutes total agreement with the  
contract which can be read on-line at  
[www.majeske.net](http://www.majeske.net)



Comment 1:

The house has a radon mitigation system installed. The unofficial radon results fall within acceptable limits. Official results will be attached in a separate email.



Figure 1-1



Figure 1-2

Older homes do not conform to current building codes and standards. This inspection is not a building code-compliance inspection. If you wish to ascertain the degree to which the home complies with any applicable building codes, you must schedule a code-compliance inspection with the local authority.

# Site

Driveway:	Concrete
Walkways:	Concrete
Porch/Steps:	Concrete
Trees & Bushes and Vegetation:	Generally Maintained
Patios:	Concrete
Site Grading:	Generally Level, Some Areas Sloped Toward Structure allowing surface water to flow towards foundation, This can lead to water penetration into the basement



## Comment 2:

The external grading currently allows rain and surface water to flow towards the structure in several locations. This can contribute to potential water penetration into the structure. I recommend building up the grade with heavy fill dirt so that the ground slopes away from the structure for several feet with a grade of at least 1 inch/foot.



Figure 2-1

(Site continued)



**Comment 3:**

The concrete pool patio has settling and/or heaving that can pose a trip hazard. Recommend consulting with a concrete company to consider mud jacking the concrete to bring it back up to level or to consider replacement of the concrete.



Figure 3-1

## Exterior

Exterior Covering:	Brick, Wood Siding
Exterior Trim Material:	Aluminum
Outdoor Outlets:	Rear, Outdoor outlet(s) GFIC protected
Outdoor Faucets :	Rear, Freeze protected
External Wall Penetrations That Are Not Properly Sealed:	Air conditioner compressor line, Should be sealed with petroleum based plumbers putty to prevent insect and/or rodent entry



(Exterior continued)



Comment 4:

The wood siding has areas of exposed, unprotected wood surfaces. Recommend scraping and painting the wood to seal and prevent future water penetration.



Figure 4-1



Figure 4-2



Comment 5:

The hole(s) where the A/C line enters the house is not sealed properly. This can allow insects and rodents to enter wall. Recommend sealing the hole with steel wool and caulk or petroleum based plumbers putty.



(Exterior continued)



Figure 5-1



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**Comment 6:**

The dryer vent is damaged on the northeast corner of the house. This could allow animals and insects to enter the duct. Recommend repair or replacement.



Figure 6-1

# House Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. The inspector cannot and does not offer an opinion or warranty as to whether or not the roof leaks or may be subject to future leaks. Wind and weather conditions change on a daily basis causing situations which may allow water penetration through the roof material which may not be evident or visible from the inspectors vantage point on the day of the inspection. The inspector is not required to walk on the roof if it is deemed unsafe by the inspector for any reason or if the inspector feels that walking on the roof may cause roof damage.

Inspection Method:	Walked On All Or Part Of Roof, Snow covering roof in part or entirety preventing visualization
Roof Design:	Gable
Roof Covering:	Asphalt/Fiberglass Shingle, Appears to be one layer of shingles, Roof material is showing signs of aging, Organic growth on shingles
Ventilation Present:	Soffit, Ridge Vents
External Chimney :	Brick, Vented Rain Cap present
Visible Flashings:	Metal, Rubber boot
Soffit and Fascia:	Aluminum/Vinyl
Gutters & Downspouts:	Metal, Gutter guard installed, Downspout extensions present



## Comment 7:

There is moisture and staining present on the drywall in the ceiling over the fireplace. This could indicate a roof leak or flashing issue. Recommend evaluation and repair by a roofer.

(House Roofing continued)



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

If the inspector notes above that he is unable to walk on the roof without risking damage to the fragile roof coverings or if for safety reasons walking on the roof exceeds the scope of the general home inspection, it is recommended to have the roof inspected by a qualified roofer prior to releasing the inspection contingencies.

## Garage

Garage Type:	Attached
Garage Size:	2 Car, There is a garage door present that goes to the back yard
Garage Door:	Metal, Adequate smooth operation
Door Opener:	Chain Drive
Opener Safety Feature:	Invisible Beam- (reverse sensor operation)



### Comment 8:

There is visible daylight below the service door to the garage. This could allow insects and animals into the garage. Recommend consulting with a door specialist to consider installing a weatherstrip or threshold around the perimeter of the door to more properly seal it.



Figure 8-1



Figure 8-2

## Kitchen

Sink:	Double Bowl, Single Lever Faucet, Pull-out Spray Head
Cabinets:	Wood, Attached securely to the wall
Countertops:	Laminated, Wood, Attached securely to cabinet below
Electric Outlets:	GFIC protected outlets near sink

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. Inspection of microwave ovens, refrigerator and freezer temperatures, and build-in water/ice makers are outside the scope of this inspection. No opinion is offered as to the adequacy of the dishwasher operation or drying function. Portable dishwashers are not inspected. Self cleaning oven operation, cooking functions, clocks, timers, lights and thermostat accuracy and operation are not tested during this inspection.

Dishwasher:	Frigidaire, Attached securely to countertop above, Door hinges loose/damaged
Oven:	Kenmore, Electric
Cooktop:	Whirlpool, Electric
Range Hood/Vent Fan:	General Electric, Recirculating air, Adequate air movement
Refrigerator:	Kitchen Aid, Refrigerator and freezer is operational (refrigerators should be adjusted to temperature below 40 degrees Fahrenheit and freezers should be adjusted to a temperature of 0 degrees Fahrenheit)
Disposal:	Insinkerator, 3/4 horsepower

(Appliances continued)



Comment 9:

The handle is missing from the wall oven. Recommend repair.



Figure 9-1



Comment 10:

The dishwasher door hinges are damaged. Recommend evaluation and repair by an appliance specialist.



Figure 10-1



# Bathrooms

Determining whether shower pan, tub/shower surrounds are watertight are beyond the scope of this inspection. Very minor imperfections are not visible and can allow water to get into the wall or floor areas and cause damage.

## Bathroom #1

Location:	Main Floor Hallway
Sink(s):	Single Bowl, Solid Type (granite, marble, limestone, quartz, acrylic)
Sink Drain Stop:	Drain stop not operational
Electric Outlets:	Outlets GFIC protected
Toilet:	Standard Tank, Toilet loose on floor
Bath Tub:	Fiberglass/Acrylic/Vinyl
Tub Surround:	Fiberglass/Acrylic/Vinyl
Bath Tub Drain Stop:	Mechanical lever operation
Shower:	In Tub
Ventilation Type:	Ceiling Ventilator



### Comment 11:

Main floor hallway sink drain stop does not operate. Requires repair for proper operation.



Figure 11-1

(Bathroom #1 continued)



**Comment 12:**

The main level hallway-bath toilet is loose on floor. Recommend properly securing the toilet to the toilet flange.



Figure 12-1

## Bathroom #2

Location:	Main Floor Master Bath
Sink(s):	Single Bowl, Solid Type (granite, marble, limestone, quartz, acrylic)
Sink Drain Stop:	Mechanical lever operation, Difficult operation
Electric Outlets:	Outlets GFIC protected
Toilet:	Standard Tank, Toilet tight to floor
Toilet Manufacture Date::	2012
Ventilation Type:	Ceiling Ventilator, Ventilator does not operate

(Bathroom #2 continued)



**Comment 13:**

The ceiling fan does not operate in the master bathroom. Recommend evaluation and repair as necessary by an electrician.



Figure 13-1

## Bathroom #3

Location:	Basement
Sink(s):	Single Bowl, Solid Type (granite, marble, limestone, quartz, acrylic)
Sink Drain Stop:	Manual pop-up operation at drain stop
Electric Outlets:	Outlets GFIC protected
Toilet:	Standard Tank, Toilet tight to floor
Shower:	Stall
Shower Walls:	Fiberglass/Acrylic/Vinyl
Ventilation Type:	Ceiling Ventilator

# Interior

A representative number of windows and doors are inspected. Cosmetic deficiencies of windows and doors are considered normal wear and tear and are not reported. Older windows do not seal completely and sometime allow outside air to enter when closed. Determining whether or not a window seal has failed is not always possible by visual means alone due to temperature, lighting conditions and weather. Storm windows/screens are not operated or inspected. Wood rot/damage to window sash is not always visible from the interior vantage point when operating a window.

Interior Doors:	Wood, Hollow Core
Window Types:	A representative number of window were operated, Insulated glass, Double Hung, Sliding
Interior Hand Rails:	Present on stairway to basement
Fireplace - Main Level:	Masonry, Wood Burning, Smoke detector present in room, Carbon-monoxide detector not present in room. Recommend installing a carbon-monoxide detector in room
Fireplace - Lower Level:	Masonry, Wood Burning, Smoke detector not present in room - Recommend installing a smoke detector in room, Carbon-monoxide detector not present in room. Recommend installing a carbon-monoxide detector in room
Floors:	Ceramic Tile, Carpet, Vinyl/Laminate



## Comment 14:

The brick firebox has loose mortar joints. This could allow for heat loss and damage to the rest of the chimney. Recommend evaluation and repair by a mason or chimney sweep.

(Interior continued)



Figure 14-1

All masonry fireplaces should be cleaned and inspected by a professional on a regular basis to make sure that there are no cracks or damage. The Home Inspector does not have the ability to completely visualize the internal flue and does not offer an opinion on whether or not the fireplace is safe for use.

## Laundry

Washers and dryers are not inspected or operated as part of a home inspection. Clothes washer supply line function and waste water drain line operation are not tested as part of this inspection.

Dryer Venting:	To Exterior
Dryer Energy Source:	Electric
Washer Water Supply:	Hot and cold water supply hookup available, Operation was not tested
Washer Drain:	To waste water sewer/septic drain, Operation was not tested

# Structure

Only the visible condition of the structural components are inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. Areas hidden from view by finished walls, floor coverings and/or stored items cannot be evaluated and are not part of this inspection.

Foundation Types:	Basement, Basement has finished areas preventing full visualization of foundation walls. , Furniture and storage items present preventing full visualization of the foundation walls
Foundation Material:	Concrete Block
Foundation Wall Condition:	Wide vertical foundation cracks present (Greater than 1/4 inch wide), Stair step foundation cracks present - offset from settling, Horizontal foundation cracks present due to hydrostatic pressure , Further evaluation by a foundation specialist is recommended
Signs of Previous Water Penetration:	Stains, Mildew/Mold-like substances present



## Comment 15:

There are signs of prior water penetration into the basement. I recommend building up the grade around the house, keeping the gutters clean for proper operation and maintaining downspout extensions so as to direct the surface water away from the foundation. Further evaluation by a water containment company should be considered.



(Structure continued)



Figure 15-1



Figure 15-2



Comment 16:

Although the north and east foundation walls are finished, there are signs that these walls may be bowed. The West foundation wall is visibly bowed and the north foundation wall below the stairs is also visibly bowed with gaps between blocks present greater than 1/4 inch wide. This could indicate foundation movement. Recommend evaluation and repair as necessary by a foundation specialist.



Figure 16-1



Figure 16-2

(Structure continued)



Figure 16-3



Figure 16-4



Figure 16-5



Figure 16-6

(Structure continued)



Figure 16-7



Figure 16-8



Figure 16-9



Figure 16-10

The general home inspection is not in inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with Mold, the inspector

(Structure continued)

recommends that you ask for an air quality test which is available at an additional cost.

## Attic

Full visualization of the attic is most often impossible. The attic is entered only if it is easily accessible and the floor is finished, permanent and stable, and with hazard-free overhead space to walk upright without risk of injury or damage. Most often the attic is visualized from the access location only.

Attic Entry:	Hallway, Attic viewed from entry access only , Unable to visualize entire attic
Roof Framing Type:	Rafters
Roof Deck Material:	Plywood, Water stains present that appear wet
Insulation:	Loose fill insulation - Fiberglass, Cellulose or Wool, 6-10 inches of insulation present on average, Insulation is not evenly distributed throughout attic
Attic Ventilation:	Attic appears dry with adequate air flow



### Comment 17:

The bathroom exhaust fans vent to the attic. This can put moisture into the attic that can lead to mold growth. This also puts heat into the attic that could cause snow and ice to melt down to the soffits on the roof causing an ice dam. Recommend venting the exhaust fans through an insulated exhaust duct to the exterior of the attic.

(Attic continued)



Figure 17-1

HVAC



(HVAC continued)

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. The inspector does not inspect the furnace heat exchanger for evidence of cracks or holes, as this can only be done by dismantling the unit. A licensed HVAC contractor should be consulted if this is in question. Electronic air cleaners, humidifiers and de-humidifiers are not operated or inspected as part of a general home inspection.

\*\*\*Furnaces are not operated when the outdoor temperature is above 80 degrees Fahrenheit.

Location:	Basement
Type of Equipment:	Forced Air, Normal efficiency furnace
Manufacturer:	Arcoaire
Heating Fuel:	Natural Gas
Filter Type:	Disposable, Filter dirty, should be replaced

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition. The capacity or adequacy including the cooling temperature and distribution of the cooling system and life expectancy is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

\*\*\*Air conditioning systems are not operated when the outdoor temperature is below 60 degrees.

Central Air Conditioning:	Unable to operate due to temp below 60 degrees.
Type of Equipment:	Split System Central Air Conditioning
Condensate Drainage:	Gravity To Sump



(Cooling continued)



**Comment 18:**

The outside temperature is below 60°. A/C systems cannot be operated when the outdoor temperature is below 60 degrees Fahrenheit. Operation not tested.



Figure 18-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection. Buried drain lines may contain debris and roots that impede water flow and may require regular maintenance, treatment or repair. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Water supply line temperature is not inspected or recorded at any fixture. Sump pumps are not operated unless a manual float switch is readily accessible. Water softeners are not operated or inspected.

Water Supply Source:

Well water system

Supply Pipe Material:

Copper (rigid or flexible), Plastic (ABS, PVC), Corrosion present at connections/valves without any visual active leaks

(Plumbing continued)

Location of Main Water Shutoff:	Switch near well pressure tank
Sewer System:	Septic System
Waste Pipe Material:	PVC/ABS/Plastic, Cast Iron/Galvanized, Evidence of prior drain leak, Old plumbing drain system. Drain cleaning/maintenance may be necessary. , Lift station present and operational
Sump Pump:	Standard Crock, Floor sucker pump - float activated

**Comment 19:**

Some of the drain plumbing in the utility room appears to be graded in the wrong direction. This could allow water and solids to build up in these areas. Recommend further evaluation by a plumber.



Figure 19-1

## Water Heater

Manufacturer:	A O Smith
Fuel:	Natural Gas
Capacity:	40 gal
Temp & Pressure Relief Valve:	Present with blow off extension pipe that terminates near the floor
Exhaust Venting:	Natural draft galvanized steel

# Electrical

The inspector can not inspect hidden wiring. A representative number of outlets, switches and fixtures are tested for operation. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulb are not changed or removed during the inspection. Knob and Tube wiring is not inspected or tested for safety or adequacy. The Inspector does not evaluate the breaker box for code, adequacy or proper wiring, as this can only be determined by a Licensed Electrician.

Type of Service Drop:	Overhead, Drip loop present, Mast/wires attached securely to structure, Meter attached securely to structure, Tree branches rub on service line between house and post. Recommend consulting with utility company for removal of branches
Service Panel Location:	Basement
Main Disconnect Location:	Breaker/Fuse Service Panel Box
Service Panel Manufacturer:	Pushmatic
Main Service Line Material:	Aluminum
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Overcurrent Protection:	Breakers, GFIC breakers present in panel, Push-matic type breakers present
Branch Circuit Wiring:	Solid Copper, Stranded Copper, Stranded Aluminum, *Double wired (double tap) breakers present. Further evaluation by an electrician is advised, Sub-panel present. Ground and neutral wires are bonded in main service box. Further evaluation by an electrician is advised
Interior Outlets:	A representative number of outlets tested, Grounded outlets present
Interior Switches:	A representative number of switches tested
Smoke Detectors:	Individual Stand Alone Battery Type, Some smoke detectors damaged or missing

(Electrical continued)



Comment 20:

The Electric service line between the drip loop on the house and the telephone post is resting on tree branches. This is a potential hazard. Recommend consulting with the electric company to trim the branches back away from the service line.



Figure 20-1



Comment 21:

There are electrical terminations and connections that are not in covered junction boxes. Recommend evaluation and repair by an electrician.

(Electrical continued)



Figure 21-1



Comment 22:

Some of the smoke detectors in the house are missing. Recommend replacement.

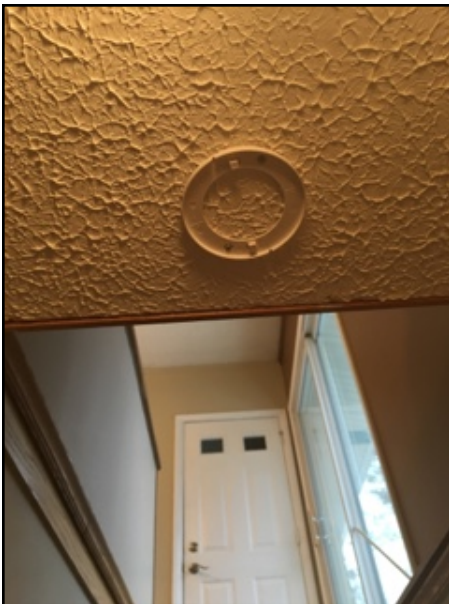


Figure 22-1

(Electrical continued)

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**Comment 23:**

Some of the batteries are dead or missing in the smoke detectors. Recommend replacing the missing batteries.



Figure 23-1



# Report Summary

## Site

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1) Comment 2: The external grading currently allows rain and surface water to flow towards the structure in several locations. This can contribute to potential water penetration into the structure. I recommend building up the grade with heavy fill dirt so that the ground slopes away from the structure for several feet with a grade of at least 1 inch/foot.



Figure 2-1

2) Comment 3: The concrete pool patio has settling and/or heaving that can pose a trip hazard. Recommend consulting with a concrete company to consider mud jacking the concrete to bring it back up to level or to consider replacement of the concrete.

(Report Summary continued)



Figure 3-1

#### Exterior

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3) Comment 4: The wood siding has areas of exposed, unprotected wood surfaces. Recommend scraping and painting the wood to seal and prevent future water penetration.



Figure 4-1



Figure 4-2

4) Comment 5: The hole(s) where the A/C line enters the house is not sealed properly. This can allow insects and rodents to enter wall. Recommend sealing the hole with steel wool and caulk or petroleum based plumbers putty.

(Report Summary continued)



Figure 5-1

5) Comment 6: The dryer vent is damaged on the northeast corner of the house. This could allow animals and insects to enter the duct. Recommend repair or replacement.



Figure 6-1

(Report Summary continued)

### House Roofing

6) Comment 7: There is moisture and staining present on the drywall in the ceiling over the fireplace. This could indicate a roof leak or flashing issue. Recommend evaluation and repair by a roofer.



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4



(Report Summary continued)

## Garage

7) Comment 8: There is visible daylight below the service door to the garage. This could allow insects and animals into the garage. Recommend consulting with a door specialist to consider installing a weatherstrip or threshold around the perimeter of the door to more properly seal it.



Figure 8-1



Figure 8-2

## Kitchen: Appliances

8) Comment 9: The handle is missing from the wall oven. Recommend repair.



Figure 9-1

9) Comment 10: The dishwasher door hinges are damaged. Recommend evaluation and repair by an appliance specialist.

(Report Summary continued)



Figure 10-1

#### Bathrooms: Bathroom #1

10) Comment 11: Main floor hallway sink drain stop does not operate. Requires repair for proper operation.



Figure 11-1

11) Comment 12: The main level hallway-bath toilet is loose on floor. Recommend properly securing the toilet to the toilet flange.

(Report Summary continued)



Figure 12-1

#### Bathrooms: Bathroom #2

12) Comment 13: The ceiling fan does not operate in the master bathroom. Recommend evaluation and repair as necessary by an electrician.



Figure 13-1



(Report Summary continued)

### Interior

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13) Comment 14: The brick firebox has loose mortar joints. This could allow for heat loss and damage to the rest of the chimney. Recommend evaluation and repair by a mason or chimney sweep.



Figure 14-1

### Structure

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14) Comment 15: There are signs of prior water penetration into the basement. I recommend building up the grade around the house, keeping the gutters clean for proper operation and maintaining downspout extensions so as to direct the surface water away from the foundation. Further evaluation by a water containment company should be considered.



Figure 15-1



Figure 15-2

(Report Summary continued)

15) Comment 16: Although the north and east foundation walls are finished, there are signs that these walls may be bowed. The West foundation wall is visibly bowed and the north foundation wall below the stairs is also visibly bowed with gaps between blocks present greater than 1/4 inch wide. This could indicate foundation movement. Recommend evaluation and repair as necessary by a foundation specialist.



Figure 16-1



Figure 16-2



Figure 16-3

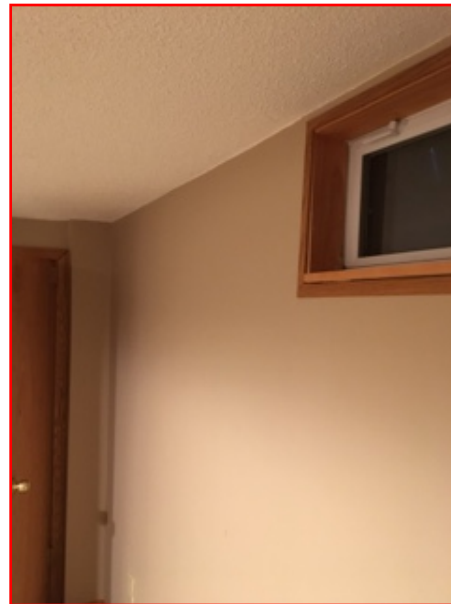


Figure 16-4

(Report Summary continued)



Figure 16-5



Figure 16-6



Figure 16-7



Figure 16-8

(Report Summary continued)



Figure 16-9



Figure 16-10

#### Structure: Attic

16) Comment 17: The bathroom exhaust fans vent to the attic. This can put moisture into the attic that can lead to mold growth. This also puts heat into the attic that could cause snow and ice to melt down to the soffits on the roof causing an ice dam. Recommend venting the exhaust fans through an insulated exhaust duct to the exterior of the attic.



Figure 17-1



(Report Summary continued)

## Plumbing

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17) Comment 19: Some of the drain plumbing in the utility room appears to be graded in the wrong direction. This could allow water and solids to build up in these areas. Recommend further evaluation by a plumber.



Figure 19-1

## Electrical

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18) Comment 20: The Electric service line between the drip loop on the house and the telephone post is resting on tree branches. This is a potential hazard. Recommend consulting with the electric company to trim the branches back away from the service line.

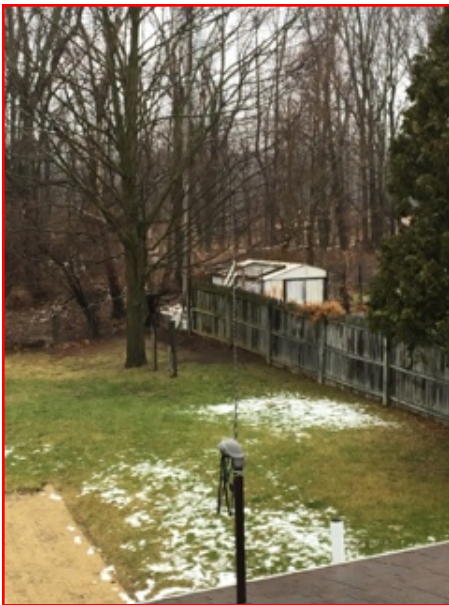


Figure 20-1

(Report Summary continued)

19) Comment 21: There are electrical terminations and connections that are not in covered junction boxes. Recommend evaluation and repair by an electrician.



Figure 21-1

20) Comment 22: Some of the smoke detectors in the house are missing. Recommend replacement.

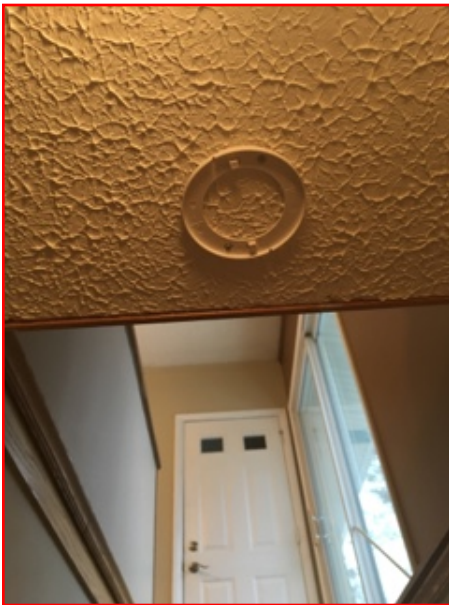


Figure 22-1

21) Comment 23: Some of the batteries are dead or missing in the smoke detectors. Recommend replacing the missing batteries.

(Report Summary continued)



Figure 23-1