

Ultra Home Inspections LLC



September 17th 2020, 2:27 pm

Inspection performed by:

Kevin Crowe CPI 269-808-5427

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General Information

BUILDING ADDRESS: 123 Main St.
CITY: Mall City
STATE: Michigan
ZIP CODE: 12346
INSPECTION DESCRIPTION: Single-family ranch style one level home
SQUARE FOOTAGE: 1500

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

SHED / OUTBUILDINGS N/A

Notes:

Shed in the backyard is not within the scope of this inspection per Home Inspection standards.

ROOF

ROOF TYPE Gable

Notes:

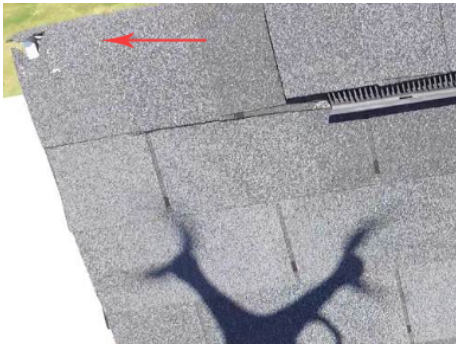
ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Inspected

Notes:

One shingle is damaged on the western most peak of the roof. Recommend further evaluation by a qualified contractor.



ROOF INSTALLATION Satisfactory

Notes:

CHIMNEY Poor

Notes:

The vent is missing the flue cap. Recommend repair / replacement by a qualified contractor or handyman.



FLASHING Inspected

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

All of the gutters were cleared at the time of the inspection, however they are showing stains from being clogged in the past. Recommend installing covers to keep out debris.



MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:

The majority of the home has vinyl siding with brick veneer



SIDING CONDITION Inspected

Notes:

The siding is in good condition all around the home with the exception of some minor damage on the north east side. Recommend further evaluation by a qualified siding contractor.



FLASHING Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:



TRIM Satisfactory

Notes:



EXTERIOR DOORS Satisfactory

Notes:



STOOP / PORCH Fair

Notes:

Concrete shrinkage cracks exist on back porch. These cracks are normal and should not be an issue, however I recommend you monitor these in the future for any possible movement.



PATIO Inspected

Notes:

I recommend sealing the stamped concrete patio each year to prevent color loss. There is also a repaired crack on the edge of the patio. I put pressure on it to test it and it appears to be holding up just fine.



STEPS Satisfactory

Notes:

LANDSCAPE

VEGETATION Fair

Notes:

Recommend keeping trees trimmed. Currently all vegetation is within a good distance from the home.



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

All water drains nicely to this storm drain in the backyard. I recommend you keep this cleared especially in the spring and fall.



WALKWAYS Satisfactory

Notes:



GARAGE

DRIVEWAY Satisfactory

Notes:

GARAGE DOOR Satisfactory

Notes:

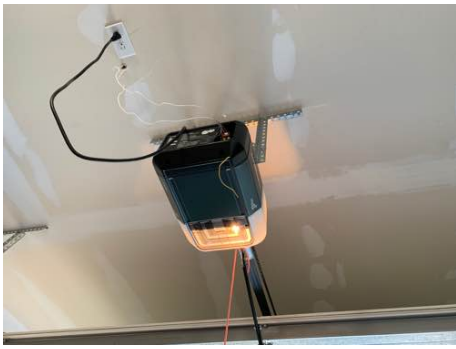
Insulated garage doors.



GARAGE DOOR OPENER Satisfactory

Notes:

Both of the garage door opener's appear to be in like new condition and were able to open.



EXTERIOR DOORS Inspected

Notes:

The step up to the back door porch is high, use caution. The maximum allowable stair rise is 7 3/4 inches



ATTIC

ROOF SHEATHING Not Inspected

Notes:

FRAMEWORK Not Inspected

Notes:

VENTILATION Satisfactory

Notes:

There were adequate soffit and ridge vents visible from the outside of the home.

INSULATION Not Inspected

Notes:

ACCESS Poor

Notes:

The attic access was nailed shut. Unable to access without damaging the home. Recommend requesting access from seller for further evaluation in the future.



CHIMNEY AREA Not Inspected

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Vinyl window in like new condition. No signs of moisture or air leaks



CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

Quartz countertop.



SINKS Satisfactory

Notes:

TOILET Satisfactory

Notes:



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



VENTING Satisfactory

Notes:

The ceiling vent was operational at the time of the inspection.



BATHROOM 2

DOORS Satisfactory

Notes:

Sliding pocket door to master bath was a little difficult to slide open. Recommend repair by a homeowner or handyman.



FLOORING Satisfactory

Notes:

Engineered laminate tile flooring



WALLS Inspected

Notes:

I noticed several nail pops are present in the drywall. At this time it is only a cosmetic issue. I recommend monitoring this in the future.



WINDOWS N/A

Notes:

There are no windows in the master bathroom, recommend using vents each day to keep out moisture.

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

Quartz countertop in the master bath.



SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

Adequate drainage and good water pressure in master bath.



TOILET Satisfactory

Notes:



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



VENTING Satisfactory

Notes:

The vent above the shower and in the separate toilet room were both operational at the time of the inspection.



BATHROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

Engineered laminate tile flooring



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

Laminate countertop.



SINKS Satisfactory

Notes:



BATHTUB / SHOWER Satisfactory

Notes:

Good drainage and water pressure. In the second upstairs bathroom.



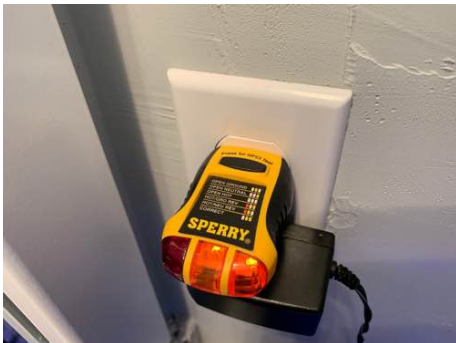
TOILET Satisfactory

Notes:



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



VENTING Satisfactory

Notes:

Operated at the time of the inspection.



BEDROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

All bedrooms have carpeting which appears to be in like new condition.



WALLS Satisfactory

Notes:

WINDOWS Poor

Notes:

One screen is damaged in the master bedroom window. Recommend repair / replacement by a homeowner or handyman.



CEILING Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

Operational dimmable LED lighting in master bedroom.



BEDROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

The vinyl windows open smoothly and are in a like new condition.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



BEDROOM 3

DOORS Fair

Notes:

There is a squeaky hinge on the north side bedroom door. Recommend greasing the hinge.



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



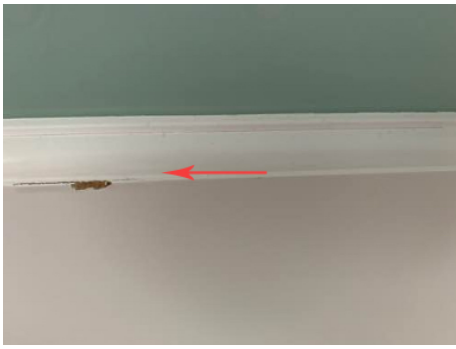
LIVING AREA 1

DOORS Fair

Notes:

The doors to the den open and close smoothly. I did notice some chipped paint on one of the doors near the bottom.





FLOORING Satisfactory

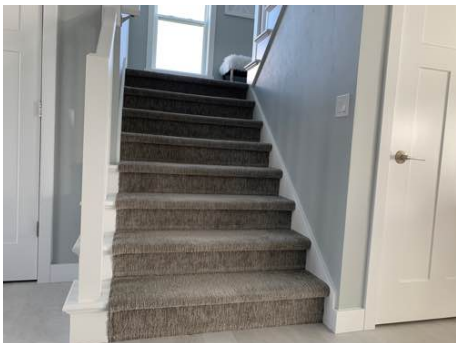
Notes:

The den is carpeted and in like new condition.



STAIRWAYS Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Vinyl windows throughout all living areas in like new condition.



CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:



LIVING AREA 2

FLOORING Not Inspected

Notes:

The entire living area is an engineered vinyl tile floor. There is also a large rug covering a majority of the flooring so I was unable to inspect the entire floor. What I could see appeared to be in good condition.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

No signs of air leaks or moisture present.



CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

The main living area has dimmable LED lighting



KITCHEN

FLOORING Satisfactory

Notes:

Engineered vinyl tile flooring throughout the kitchen.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:



CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

Quartz countertops throughout.



CABINETS Satisfactory

Notes:

Upper kitchen cabinets open by lifting upward and were operational at the time of the inspection.



PANTRY Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

The garbage disposal is operational at the time of the inspection



DISHWASHER Satisfactory

Notes:

The dishwasher ran one full cycle and drained.



STOVE / OVEN Satisfactory

Notes:

Wall mount oven and countertop glass cooktop were both operational at the time of the inspection.



EXHAUST HOOD Satisfactory

Notes:

The kitchen exhaust hood was operational at the time of the inspection.



REFRIGERATOR Satisfactory

Notes:



OUTLETS Satisfactory

Notes:

Located on the bottom of upper cabinets.



FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Satisfactory

Notes:

Two normal shrinkage cracks were noticed. This is not a major concern however I do recommend you monitor this in the future for any possible movement. Both cracks are located within 3 feet of the bottom of the stairs to the basement.



WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SUMP PUMP & PIT Satisfactory

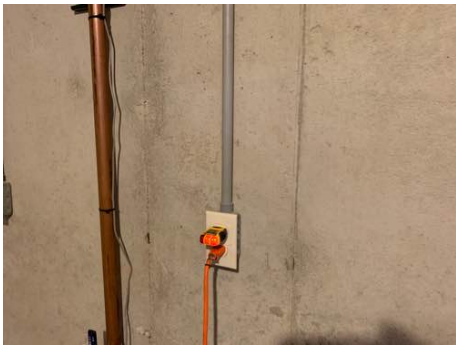
Notes:

The cover was installed to keep radon out of the home. I did hear the sump pump turn on one time during the inspection.



OUTLETS Satisfactory

Notes:



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:



MAIN SHUTOFF VALVE Satisfactory

Notes:

SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

There was adequate water pressure noted at all faucets.

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

This home is connected to the city sewer system.

WATER HEATER Satisfactory

Notes:

The water heater was installed in 2017.



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:



CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

Notes:



MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:



CIRCUIT PANEL Satisfactory

Notes:



HEATING SYSTEM Forced Air

Notes:

ENERGY SOURCE Natural Gas

Notes:

HEATING & COOLING

VENTING / CHIMNEY Fair

Notes:

The Flue cap is missing on the vent. This was also noted with a picture in the roofing section.

HEATING SYSTEM OPERATION Satisfactory

Notes:

The forced air unit operated just fine at the time of the inspection and is only two years old. Recommend changing air filters regularly and annual servicing by a qualified hvac technician.





DUCTWORK / PIPING Satisfactory
Notes:



COOLING SYSTEM Not Inspected
Notes:



COOLING SYSTEM OPERATION Not Inspected
Notes:
THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:

SMOKE ALARM(S) Satisfactory

Notes:

Recommend checking the batteries in smoke alarms once every month.



CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

There is one carbon monoxide alarm installed at the bottom of the stairs to the basement. It is recommended you test it weekly.



ADDITIONAL DETAILS

OUTDOOR CEILING FAN ON THE BACK PORCH. Satisfactory

Notes:

The fan was operational at the time of the inspection.



SUMMARY:

Overall the home is in good condition. I recommend reading this entire report before you make a final decision.

There were no major concerns regarding function or safety during this inspection. I was unable to inspect the attic area due to access limitations as well as test the air conditioning unit due to current temperatures. Please do not hesitate to contact me directly with any questions or concerns.