



**Website:** <http://www.bestinspection.us>

**Email:** [shawn@bestinspection.us](mailto:shawn@bestinspection.us)

**Inspector's email:** [shawn@bestinspection.us](mailto:shawn@bestinspection.us)

**Phone:** (231) 313-8047

**Inspector's phone:** (231) 313-8047

**1030 Rose St**

**Traverse City MI 49686-4233**

**Inspector: Shawn Ross**



## Full Home Inspection Report

Client(s): **Sample One**

Property address: **8047 Phone Court  
Suttons Bay Michigan 49682**

Inspection date: **Wednesday, September 20, 2017**

This report published on Saturday, October 07, 2017 9:04:10 AM EDT

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**Client listed above can offer report to perspective buyers for purchase.**

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a specialist
<b>Monitor</b>	Recommend monitoring in the future
<b>Serviceable</b>	Item or component is in servicable condition
<b>Comment</b>	For your information

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## General Inspection Information

**Report number:** 2017092001

**Time started:** 9:40am

**Time finished:** 12:30pm

**Present during inspection:** Client, Property owner

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm, 67°

**Inspection fee:** \$300.00

**Type of building:** Detached garage

**Buildings inspected:** One house

**Age of main building:** 2

**Source for main building age:** Municipal records or property listing

**Front of building faces:** Southeast

**Main entrance faces:** Southwest

**Occupied:** Yes, Furniture or stored items were present

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**1) Comment** - Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

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## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Moderate slope, Steep slope

**Condition of deck, patio and/or porch covers:** Appeared serviceable

**Deck, patio, porch cover material and type:** Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood, Expose aggregate in stone

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Masonry

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**2) Safety, Repair/Replace** - The egress well for the basement window was not covered. This a fall hazard. Recommend installing a cover.



**Photo 2-1**

**3) Repair/Maintain** - Minor cracking was found at the southeast porch pillars. Recommend apply more caulk to prevent possible water intrusion.



Photo 3-1



Photo 3-2

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## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Wood, Cement fiber

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Unfinished basement

**Foundation/stem wall material:** Concrete block

**Footing material (under foundation stem wall):** Not determined (inaccessible or obscured)

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## **Roof**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable, Valley dormer

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

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**4) Repair/Replace** - One composition shingle was cracked on the southeast porch peak. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary.



**Photo 4-1**



**5) Repair/Replace** - Gutters were missing on the home. Most buildings benefit from having a complete drainage system installed, but at a minimum, recommend installing gutters over entrances.



Photo 5-1

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## Basement

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Condition of floor substructure above:** Appeared serviceable

**Pier or support post material:** Wood, Steel

**Beam material:** Laminated wood

**Floor structure above:** Engineered wood joists

**Condition of insulation underneath floor above:** Not applicable, none installed

**Insulation material underneath floor above:** None visible

**6) Repair/Replace, Evaluate, Monitor** - Evidence of moisture and efflorescence were found on the slab at the southeast section of the basement. Recommend reviewing any disclosure statements available and ask the property owner about past water intrusion in this area.



**Photo 6-1**



**7) Comment** - The homeowner disclosed to the inspector that after having the reverse osmosis system installed a leak was detected and repaired. There were no elevated levels of moisture at the time of inspection and repairs appeared to have been properly performed.



Photo 7-1



Photo 7-2

**8) Comment** - Dry stains were found at the northeast subfloor with no elevated levels of moisture present at the time of inspection. Recommend reviewing any disclosure statements available and ask the property owner about past moisture intrusion in this area of the subfloor.



Photo 8-1



Photo 8-2

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## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Mineral wool loose fill, Spray polyurethane foam

**Approximate attic insulation R value (may vary in areas):** R-49

**Vermiculite insulation present:** Not determined

**Vapor retarder:** Installed

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s)

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## Detached Garage

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** Exists

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9) - One minor crack (1/8 inch or less) was found in the foundation of the in the northwest wall. This didn't appear to be a structural concern but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

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## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**System ground:** Not determined, not readily apparent

**Condition of main service panel:** Appeared serviceable

**Location of main service panel #A:** Basement, NW corner

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** No

**Arc fault circuit interrupter (AFCI) protection present:** No

**Smoke alarms installed:** Yes, but not tested

**Carbon monoxide alarms installed:** Yes, but not tested

**10) Safety, Repair/Replace** - Smoke alarms were missing in the basement. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

**11) Safety, Repair/Replace** - The receptacle on the south wall of the office was not securely anchored. Wire conductors can be damaged due to repeated movement or tension on wires. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Photo 11-1

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## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Private well

**Location of main water shut-off:** Basement, West wall under stairs

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper, PEX plastic

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Sump pump installed:** None visible

**Condition of sewage ejector pump:** Required repairs, replacement and/or evaluation (see comments below)

**Type of irrigation system supply source:** Private well

**Condition of fuel system:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter

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**12) Evaluate** - Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.reporthost.com/?WELL>



**Photo 12-1**

**13) Evaluate** - A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRSFT>

<http://www.reporthost.com/?HRDWTR>



**Photo 13-1**



**14) Evaluate** - A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRFLTR>



**Photo 14-1**

**15) Comment** - The water main shut-off valve for the home is located in the basement, under the steps on the southwest wall.



Photo 15-1

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## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Basement

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 138°

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

**16) Safety** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<http://www.reporthost.com/?SCALD>



**Photo 16-1**

**17) Serviceable** - The water heater appeared to be serviceable at the time of inspection.



Photo 17-1

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air, Furnace

**General heating distribution type(s):** Ducts and registers

**Source for last service date of primary heat source:** Label

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Location of forced air furnace:** Basement, West wall

**Condition of furnace filters:** Appeared serviceable

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Appeared serviceable

**Type of combustion air supply:** Intake duct, Vent(s) to exterior

**Condition of cooling system and/or heat pump:** Appeared serviceable

**Cooling system and/or heat pump fuel type:** Electric

**Location of heat pump or air conditioning unit:** Northeast

**Type:** Single stage air conditioner unit

**Condition of controls:** Appeared serviceable

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**18) Maintain** - Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



**Photo 18-1**

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**19) Serviceable** - The gas-fired, forced air furnace, appeared to be serviceable at the time of inspection.



**Photo 19-1**

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## **Fireplaces, Stoves, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of gas-fired fireplaces or stoves:** Appeared serviceable

**Gas fireplace or stove type:** Freestanding stove

**Condition of chimneys and flues:** Appeared serviceable

**Wood-burning chimney type:** Metal

**Gas-fired flue type:** B-vent

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**20) Serviceable** - The free-standing, gas-fired stove appeared to be serviceable at the time of inspection.



**Photo 20-1**

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## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable



**Condition of sinks and related plumbing:** Appeared serviceable  
**Condition of under-sink food disposal:** Appeared serviceable  
**Condition of dishwasher:** Appeared serviceable  
**Condition of range, cooktop or oven:** Appeared serviceable  
**Range, cooktop or oven type:** Natural gas  
**Type of ventilation:** Hood or built into microwave over range or cooktop  
**Condition of refrigerator:** Appeared serviceable  
**Condition of built-in microwave oven:** N/A (none installed)

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21) - The kitchen and the components therein appeared to be serviceable at the time of inspection.



Photo 21-1

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## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location A:** Full bath, first floor

**Location B:** 3/4 bath, second floor

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Required repair, replacement and/or evaluation (see comments below)

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** Windows, Spot exhaust fans, with individual ducts

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** No

**22) Repair/Maintain** - Caulk around the base of the toilet at locations A and B was missing. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulks around toilet bases per standard building practices.



Photo 22-1



Photo 22-2

**23) Evaluate** - A dry water mark was found below the shut-off valve and supply line for the toilet at location B. Recommend an evaluation to determine the cause of the mark. Repairs, if necessary, should be performed by a qualified plumber.



Photo 23-1

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## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood, Fiberglass or vinyl, Sliding glass

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Wood, Double-hung, Crank out

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Condition of concrete slab floor(s):** Appeared serviceable

**Flooring type or covering:** Wood or wood products, Tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable

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**24) Repair/Maintain** - The master closet door wouldn't latch. Recommend that a qualified person repair as necessary. For example, by adjusting ball catch.



**Photo 24-1**

Shawn Ross  
231.313.8047  
bestinspection.us  
shawn@bestinspection.us