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**Blessed Assurance Home Inspections**

**33 W Hayes Ave  
Hazel Park MI 48030-2408  
Inspector: Terry Russell**



## Property Inspection Report

Client(s): **Sample Report**

Property address: **sample street**

Inspection date: **11/19/2011**










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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 risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

[Click here](#) for a glossary of building construction terms.

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### General information

**Report number:** 1008


**Inspector's name:** Terry Russell

**Structures inspected:** 1**Type of building:** Single family**Age of building:** 1916**Time started:** 9:00**Time finished:** 11:00**Inspection Fee:** 250.00**Payment method:** Check**Present during inspection:** Client(s), Realtor(s)**Occupied:** Yes**Weather conditions:** Partly cloudy**Temperature:** Cool**Ground condition:** Dry**Front of structure faces:** North**Main entrance faces:** North**Foundation type:** Unfinished basement

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1)  This property has one or more fuel burning appliances, and no carbon monoxide alarms are visible. This is a safety hazard. Recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions. For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

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2)  Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

- [The Environmental Protection Association \(http://www.epa.gov\)](http://www.epa.gov)
- [The Consumer Products Safety Commission \(http://www.cpsc.gov\)](http://www.cpsc.gov)
- [The Center for Disease Control \(http://www.cdc.gov\)](http://www.cdc.gov)

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3)  Some wall, floor and/or ceiling surfaces were obscured by furniture and/or stored items. Some areas couldn't be evaluated.

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## Exterior

**Footing material:** Not visible**Foundation material:** Concrete block**Apparent wall structure:** Wood frame**Wall covering:** Metal**Driveway material:** Poured in place concrete**Sidewalk material:** Poured in place concrete**Exterior door material:** Solid core wood

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4)  One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: <http://edis.ifas.ufl.edu/AE113>

- 5)  The driveway has significant cracks and/or deterioration in one or more areas. A qualified contractor should evaluate and repair or replace driveway sections as necessary.





**Photo 6**

- 6)  Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.




**Photo 15**

- 7)  Water supply pipes are routed outside and are subject to freezing. The client(s) should ask the property owner(s) if inside shut-off valves exist for these supply pipes. If unable to determine if shut-off valve(s) exist, or if none do, then a qualified plumber should evaluate and install interior shut-off valves as necessary to prevent pipes from freezing and bursting.

- 8)  One or more exhaust duct end caps are damaged and/or deteriorated. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and may pose a fire hazard. New vent cap(s) should be installed where necessary.





**Photo 11**

- 9)  Cement stairs on front of house is deteriorated and need to be repaired with a repair type cement




**Photo 3**

- 10)  One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:
- Hydraulic cement. Requires chiseling a channel in the crack to apply.
  - Resilient caulks (easy to apply).
  - Epoxy sealants (both a waterproof and structural repair).

- 11)  Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.



**Photo 2**

- 12)  Window glazing putty at one or more windows is missing and/or deteriorated. Putty should be replaced and/or installed where necessary. For more information, visit:  
<http://www.google.com/search?q=replacing+glazing+putty>


- 13)  Caulk is missing or deteriorated in some areas and should be replaced and/or applied where necessary. For more information on caulking, visit:  
[The Ins and Outs of Caulking.](#)




Photo 4



Photo 5

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14)  One or more sections of foundation and/or exterior walls are excluded from this inspection due to lack of access from vegetation, debris and/or stored items.

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## Roof

**Roof inspection method:** Viewed from eaves on ladder, Viewed from ground with binoculars

**Roof type:** Hipped

**Roof covering:** Asphalt or fiberglass composition shingles

**Estimated age of roof:** less than ten years

**Gutter & downspout material:** Aluminum

**Roof ventilation:** Adequate

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15)   The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs. This is the garage roof.




Photo 13

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16)  Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products and their pros and cons, visit: <http://www.google.com/search?q=moss+on+roof>

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17)  Because of the roof covering type and/or the configuration of the roof, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof.

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## Garage

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**18)** Could not evaluate the inside of the garage due to not having keys to open. The garage is excluded from this report, however the roof is beyond its service life.

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## Attic

**Inspection method:** Traversed




**Roof structure type:** Rafters

**Ceiling structure:** Ceiling beams

**Insulation material:** Fiberglass roll or batt

**Insulation depth:** 4"

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**19)**    Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.


For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.


A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.


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**20)**  The ceiling insulation's R rating is significantly less than what's recommended for this area. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

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**21)**  Ceiling insulation is missing in some areas. Recommend installing insulation where missing for better energy efficiency.

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**22)**  No weatherstrip is installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from entering attic. This would refer to the door to the third floor attic space.

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## Electric service

**Primary service type:** Overhead

**Primary service overload protection type:** Fuses

**Service amperage (amps):** 60

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

**Location of main service switch:** top of fuse panel

**Location of main disconnect:** Breaker at top of main service panel

**Service entrance conductor material:** Copper

**System ground:** Cold water supply pipes


**Main disconnect rating (amps):** 60

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

**Solid strand aluminum branch circuit wiring present:** No

**Smoke detectors present:** No

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23)  The main service panel uses older style, screw-in fuses. This type of fuse allows anyone to install incorrectly rated fuses, possibly resulting in damage to wiring. Based on the age and/or appearance of the panel(s) using fuses, and/or deterioration of the panels or components inside, recommend having a qualified electrician replace this panel with a modern panel and circuit breakers. If the panel isn't replaced, then a qualified electrician should evaluate and make repairs as necessary.

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24)  The service entrance wire insulation is frayed and/or deteriorated in one or more areas. A qualified electrician should evaluate and make repairs or replace wires as necessary.




Photo 9


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25)  One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.


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26)  Dielectric connectors between water supply pipes have been installed where the electric service appears to rely on metal water supply pipes for a grounding electrode. These connectors may have compromised the grounding electrode system and may pose a safety hazard for shock. A qualified electrician should evaluate and repair as necessary.

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27)  Based on the shape of the electric meter socket enclosure, the size of the service entrance conductors, and/or the rating of the main disconnect device, it appears that the electric meter socket enclosure is undersized for this electric service. This is a potential fire hazard. A qualified electrician should evaluate and repair if necessary.


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28)  The main service panel cover is missing or not installed. Exposed, energized wiring and equipment exists as a result and is a safety hazard due to the risk of shock. The panel cover should be reinstalled or replaced, and by a qualified electrician if necessary.

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**Photo 29**

29)  The electric service to this property appears to be rated at substantially less than 200 amps, and may be inadequate for the client(s) needs. Recommend consulting with a qualified electrician about upgrading to a 200 amp service.

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## Water heater

**Estimated age:** 2008

**Type:** Tank

**Energy source:** Natural gas

**Capacity (in gallons):** 50

**Manufacturer:** General Electric

**Model:** sg50t12avhoo

**Water temperature (degrees Fahrenheit):** 120

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## Heating and cooling

**Estimated age:** late 40s early 50s

**Primary heating system energy source:** Natural gas


**Primary heat system type:** Baseboard, Radiant

**Primary A/C energy source:** N/A

**Primary Air conditioning type:** N/A

**Manufacturer:** general motors

**Last service date:** 3/11

30)  Boiler appears to be at least 50 years old. While it is functional homeowner should budget to replace because it is beyond its life expectancy.

**Photo 26**

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## Plumbing and laundry

**Location of main water shut-off valve:** northeast corner of basement

**Location of main water meter:** northeast corner of basement

**Location of main fuel shut-off:** on the eastside exterior of building

**Water service:** Public

**Service pipe material:** Copper


**Supply pipe material:** Galvanized steel

**Vent pipe material:** Cast iron


**Drain pipe material:** Cast iron

**Waste pipe material:** Cast iron


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**31)**  Some, most, or all of the water supply pipes in this structure are made of galvanized steel. Based on the age of this structure, these pipes may be nearing or may have exceeded their estimated useful life of 40 to 60 years. Internal corrosion and rust can reduce the inside diameter of these pipes over time, resulting in reduced flow and eventually, leaks. The inspector performed a "functional flow test" during the inspection where multiple fixtures were run simultaneously, and found the flow to be adequate. For example, the shower flow didn't decrease substantially when the toilet was flushed. Despite this, and because of their apparent age, these pipes may need replacing at any time.


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**32)**  The sump pump's power supply appears to be on a circuit shared with other receptacles or fixtures. Sump pumps should be on a dedicated circuit so it doesn't stop working when other equipment malfunctions. A qualified electrician should evaluate and make repairs as necessary.

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**33)**  Client had hired a plumber to camera the main drain system it appears to be about 95 % blocked will need to be snaked and cleaned out asap

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**34)**  Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

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**35)**  A sump pump is installed on the premises. This may indicate that water accumulates inside or below the structure. Recommend asking the property owners how often the sump pump operates and for how long at different times of the year. Also, the clients should be aware that the service life of most sump pumps is between five and seven years, and that the pump may need replacing soon depending on its age and how much it operates. This sump pump appears to be at least 30 years old



Photo 19

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## Basement


**Insulation material underneath floor above:** Fiberglass roll or battrim joist insulated properly

**Pier or support post material:** Steel

**Beam material:** Solid wood

**Floor structure above:** Solid wood joists

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**36)**  One or more joists are damaged due to non-standard or substandard notching and/or hole boring. Standard building practices specify the following limitations for notching and boring joists:


- Notches should not be cut in the middle third of any joist
- Notches should not be deeper than 1/6 of the joist depth
- Notches should not be deeper than 1/4 of the joist depth at joist ends
- Bored holes should not be closer than 2 inches to the edges of the joist
- Bored holes should not be wider than 1/3 of the joist depth

A qualified contractor should evaluate and repair as necessary.



**Photo 30**


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**37)**  Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains and/or efflorescence on the foundation or floor, water stains at bases of support posts, etc. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement. The client(s) should review any disclosure statements available and ask the property owner(s) about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.

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**38)**  The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.

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## **Kitchen**

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**39)**  The range hood fan vents into the kitchen rather than outdoors. Ventilation may be

inadequate and moisture may accumulate indoors. Recommend having a qualified contractor make modifications as necessary as per standard building practices so the range hood fan vents outdoors.

**40)** 🔍 One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

**41)** ⓘ One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.

**42)** Switch in breakfast nook is worn out and should be replaced. This is the switch that controls the kitchen light

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## **Bathrooms**

**43)** ⚡🔧🔍 One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed. This is the downstairs bathroom, the upstairs bath does have a GFCI.

**44)** ⚡🔧🔍 One or more sink drains use an s-trap rather than a vented p-trap. Water seals (the water lying in the bottom of the u-shaped pipe) may be lost when discharges occur in the system, resulting in sewer gases entering the structure. Recommend having a qualified plumber evaluate and replace s-traps with vented p-traps where necessary.



**Photo 34**

**45)** 🔧 One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers. This refers to the upstairs bathroom

**46)** 🔧 One or more sink stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

**47)** 🔧 The plumbing trap to the lower level bathtub is corroded and needs replacement

**48)** panel in shower area is not water resistant, recommend replacing with something more suitable

for a shower(tile ,fiberglass surround,etc)



**Photo 36**

**49)** It appears the light fixtures in the upstairs bath have been removed .The exposed wires need to be in a box with a cover






**Photo 37**






**Photo 38**

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## Interior rooms

**50)**    One or more light fixtures or lamp holders appear to be very old and may have brittle and/or deteriorated insulation. This is a safety hazard due to the risk of shock and/or fire. A qualified electrician should evaluate and replace old fixtures as necessary.

**51)**    This structure was built prior to 1979 and may contain lead paint. Laws were enacted in 1978 in the US preventing the use of lead paint in residential structures. Lead is a known safety hazard, especially to children but also to adults. Numerous areas of the paint found in and around this structure are in poor condition (peeling, flaking, etc.). Recommend consulting with a qualified industrial hygienist to determine the safest and most cost-effective action to take regarding the paint. Testing and/or abatement may be necessary. Also recommend following precautions as described in the following links to Consumer Products Safety Commission website articles regarding possible lead paint.


[What You Should Know About Lead Based Paint in Your Home: Safety Alert - CPSC Document #5054](#)

[CPSC Warns About Hazards of "Do It Yourself" Removal of Lead Based Paint: Safety Alert - CPSC Document #5055](#)

**52)**   No smoke alarms are visible. This is a safety hazard. A qualified electrician should install smoke alarms as per standard building practices (functioning one exists in hallways leading to bedrooms, and in each bedroom, etc.). For more information, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/5077.html>


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**53)**  One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.



**Photo 45**


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**54)**  Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.



**Photo 41**


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**55)**  The sash spring mechanism(s) in one or more windows are broken or loose. A qualified contractor or service technician should evaluate and make repairs as necessary so the window(s) operate as intended (open easily, stay open without support, close easily, etc.).



**Photo 43**


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**56)**  Glass in one or more windows is broken. A qualified contractor should replace glass where

necessary.



**Photo 46**

**57)**  The weatherstrip around one or more exterior entry doors is missing and/or deteriorated. Weatherstrip should be installed where missing and/or replaced where deteriorated, and by a qualified contractor if necessary.



**Photo 7**

The hose bib is not frost proof and could freeze and rupture in cold weather. All hose connections need anti siphon valves



**Photo 8**

This Is 60 amp meter block. Meter is a 200 amp. Meter block needs to be replaced so it will match meter



**Photo 10**

The hose bib is not frost proof and could freeze and rupture in cold weather. All hose connections need anti siphon valves



**Photo 12**

Gas meter located on east side of house





**Photo 14**



**Photo 16**



**Photo 17**



**Photo 18**



**Photo 20**

Cover is missing on this outlet in the basement. Cover needs to be installed to prevent shock



**Photo 21**



**Photo 22**

This wire is spliced together and



**Photo 23**



taped, should be in a junction box with a cover



**Photo 24**



**Photo 25**

This is a chemical fire suppressant device. I recommend removal because the chemical inside is very toxic



**Photo 27**



**Photo 28**

Exposed wire because of missing cover, I recommend replacement



**Photo 31**



**Photo 32**

This is a chemical fire suppressant device. I recommend removal because the chemical inside is very toxic



**Photo 33**



**Photo 35**



**Photo 39**



**Photo 40**  
the lock is missing on this window



**Photo 42**  
the plaster in th front upstairs bedroom has cracks and will need to be replaced.It appears to be superficial and not structural



**Photo 44**  
the rope s holding the counter weights has been cut.Window will not stay open without this being repaired



**Photo 47**

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