



BLUE HOUSE HOME INSPECTIONS

616-836-2208

bluehousehi@gmail.com

<https://www.bluehousehomeinspections.com/>



RESIDENTIAL HOME INSPECTION

1544 Lark Lane St SE
Kentwood MI 49508

Kendal Wabeke

AUGUST 12, 2020



Inspector

Kendal Wabeke

A handwritten signature in black ink, appearing to read "Kendal Wabeke".

InterNACHI Certified Home Inspector

616-836-2208

bluehousehi@gmail.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Basement, Foundation, Crawlspace & Structure	6
3: Roof	9
4: Exterior	9
5: Heating	13
6: Cooling	16
7: Plumbing	17
8: Electrical	20
9: Attic, Insulation & Ventilation	22
10: Kitchen and Appliances	23
11: Built-in Appliances	25
12: Doors, Windows & Interior	27
13: Garage	28



How to Read this Report:

Thank you for the opportunity to conduct your home inspection. The function of this report is to help you make an informed decision about your purchase. The report contains a review of the major and minor components of the home including many comments which are meant to help you further understand certain conditions observed. It is important that you read the report in its entirety to obtain a full understanding of the scope, limitations, and exclusions of the inspection.

The following three categories are used throughout the report based on observations at the time of the inspection:



Minor Concerns are noted in blue and are items that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality.



Moderate Concerns are noted in orange and are items that were found to include a deficiency. These items may have impaired functionality or a defect that may lead to further problems. Repairs or replacement is recommended on these items to avoid future problems that may occur due to the defect.



Major Concerns are noted in red and are items that may require a major expense to correct and/or be a safety concern. These items may require further evaluation and repairs or replacement by a qualified professional.

Certifications:

Kendal Wabeke is **certified** by the International Association of Certified Home Inspectors (InterNACHI). Kendal has a background in engineering, property management, and construction providing the necessary skills and experience needed to analyze the components of your home.

Standards of Practice and Code of Ethics:

Blue House Home Inspections, LLC follows the International Association of Certified Home Inspector's (InterNACHI) Residential [Standards of Practice](#) and [Code of Ethics](#).

Limitations, exceptions, and exclusions from of a home inspection can be found at the links noted above.

Please reach out to me with any questions you may have!

Thank you,

Kendal Wabeke

InterNACHI Certified Home Inspector
616-836-2208
bluehousehi@gmail.com
www.bluehousehomeinspections.com

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Furnished, Vacant	Style Ranch
Temperature (approximate) 68 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Dry, Hot, Humid

2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
2.1	Foundation	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Basements & Crawlspaces	X			X
2.5	Ceiling Structure	X			
2.6	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

Attic Access, Visual

Foundation: Material

Concrete, Masonry Block

Floor Structure: Basement Floor

Concrete, Carpet

Floor Structure: Crawlspace Floor

N/a

Floor Structure: Floor Structure Material

Wood Rafters

Floor Structure: Sub-floor Material

Plywood

Wall Structure: Wall Structure

Wood Stud

Basements & Crawlspaces: Crawlspace

N/a

Roof Structure & Attic: Roof Structure

Wood Rafter

Roof Structure & Attic: Roof Type

Gable

Roof Structure & Attic: Roof Decking Material

OSB, Plywood

Limitations

General

BASEMENT STORAGE

Visibility was very limited due to basement storage. Extensive basement storage can limit or eliminate visibility of walls and flooring and any potential past or current damages that may be present.

Deficiencies

2.1.1 Foundation

FOUNDATION CRACKS - SIGNIFICANT EXPENSE



Major Concern

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slab. There were large vertical cracks through the foundation and some abnormal settling in multiple locations that should be further evaluated by a foundation/structural specialist. Vertical cracking larger than 1/8" can lead to larger structural problems and may require immediate attention or repairs.

[Here is an informational article](#) on foundation cracks.



Northeast



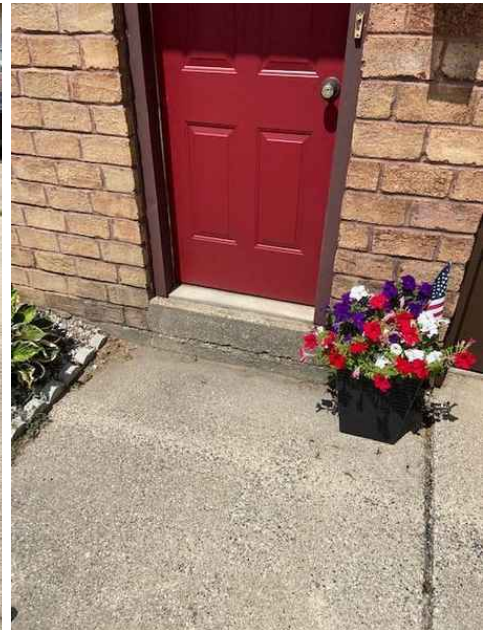
North



South, Walkway and Entry



Garage



Garage



Basement



Basement



Basement

2.4.1 Basements & Crawlspaces

STANDING WATER

 Moderate Concern

Observed signs that standing water may have been present on basement floor. Recommend a qualified contractor evaluate and find potential source of moisture.



3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			
3.2	Roof Drainage Systems			X	
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method

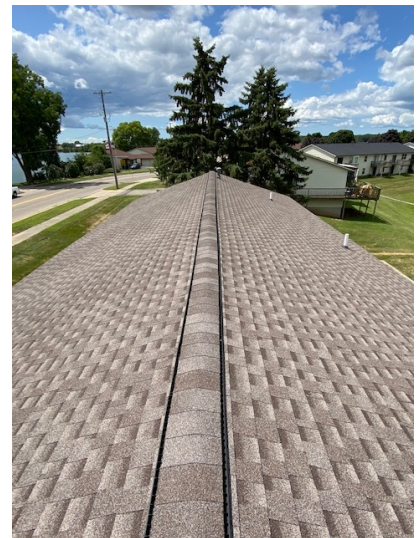
Ladder, Walked Roof

Roof Type/Style

Gable

Coverings: Material

Fiberglass



Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Aluminum

4: EXTERIOR

		IN	NI	NP	D
4.1	Siding, Flashing & Trim	X			
4.2	Exterior Doors	X			X
4.3	Walkways, Patios & Driveways	X			X
4.4	Decks, Balconies, Porches & Steps	X			
4.5	Eaves, Soffits & Fascia	X			
4.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Inspection Method Visual	Siding, Flashing & Trim: Siding Material Aluminum, Brick Veneer	Siding, Flashing & Trim: Siding Style Traditional Lap
Walkways, Patios & Driveways: Driveway Material Concrete	Walkways, Patios & Driveways: Sidewalk and Walkway Concrete	Decks, Balconies, Porches & Steps: Appurtenance Deck, Patio, Retaining Wall, Sidewalk
Decks, Balconies, Porches & Steps: Material Concrete, Wood		

Deficiencies

4.2.1 Exterior Doors

Moderate Concern

DOOR DOES NOT CLOSE OR LATCH
BASEMENT SLIDER

The basement slider door was in need of repairs or replacement. The fixed side of the door was loose and not properly sealed in the track. Screws had been added to the bottom side of the door to try to prop in place. Sealant had been added to the exterior of the door to prevent leaking into the basement space.



4.2.2 Exterior Doors

Moderate Concern

WEATHERSTRIPPING NOT PRESENT/DAMAGED
GARAGE SERVICE DOOR

Door has missing or damaged standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping. This door latch was misaligned or not functioning and will also require adjustment/repair for proper function

[Here is a DIY guide on weatherstripping.](#)



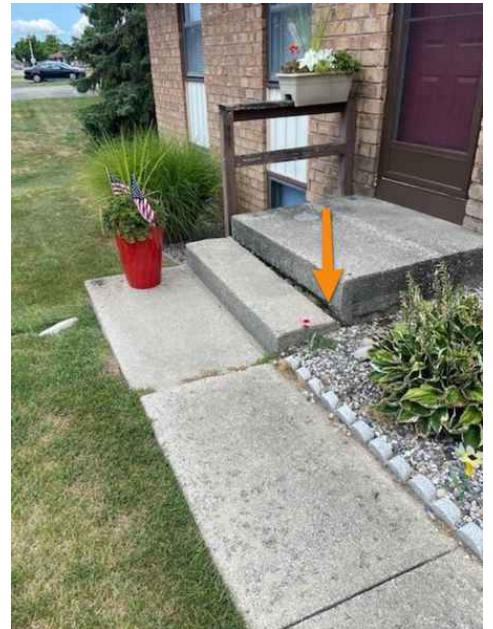
4.3.1 Walkways, Patios & Driveways

PATIO CRACKING/SETTLING - MAJOR

Moderate Concern

FRONT ENTRY

Significant settling & cracking observed. Further deterioration could result. Recommend concrete contractor evaluate & repair.



4.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING/SETTLING - MAJOR

Moderate Concern

FRONT ENTRY

Major cracks observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

OVERGROWN VEGETATION



Minor Concern

Tree limbs, shrubs, and/or bushes overgrown against the home wall and roof coverings. Recommend keeping all tree limbs and shrubs trimmed back from the home's exterior coverings to protect the materials from potential damages and wear.



5: HEATING

		IN	NI	NP	D
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			X
5.3	Distribution Systems	X			
5.4	Presence of Installed Heat Source in Each Room	X			
5.5	Carbon Monoxide Monitoring	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Approximate Age

29 Years

Capacity

75,000 BTU

Equipment: Heat Type

Forced Air

Equipment: Brand

Goodman, Janitrol

Equipment: Energy Source

Natural Gas

Distribution Systems: Heat Distribution

Ductwork

Distribution Systems: Ductwork

Non-insulated, Galvanized

Presence of Installed Heat Source in Each Room: Heat Source in Each Room

AFUE Rating

80-90%

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Furnace General Info

The furnace fired when activated by the thermostat at the time of the inspection and produced sufficient heat at tested registers throughout the home (Normal expected range is between 110-120+ degrees Fahrenheit at registers). Return air was pulling sufficient air back to the furnace (holding tissue paper against vent). Note that disposable filters should be changed at least every other month during peak usage seasons (summer cooling & winter heating). A clogged or backwards filter will decrease the efficiency of the furnace and make the unit work harder as air flow is being restricted.



Normal Operating Controls: General

We suggest regular service/preventative maintenance by a licensed HVAC contractor to help prolong the life and efficiency of the unit. Generally, the best time for service is right before start-up as the temperature drops in the Fall. Typical average lifespan of standard forced air furnace is 20-25 years

Carbon Monoxide Monitoring: CO Monitor Reading

The maximum monitored carbon monoxide (CO) measured for the duration of the inspection was 2ppm (parts per million) – no concern. Max allowable for short-term exposure is 9ppm (see chart below).



Carbon Monoxide (CO)	
PPM	EFFECTS
0	Normal
9	Max allowable short term -ASHRAE
10 - 24	Investigate source human health effects not understood
25	Maximum exposure TWA - (OSHA - alarm)
50	Maximum exposure in workplace (OSHA)
125	(OSHA - alarm)
200	dizzy, nausea, fatigue headache (evacuate)
400	life threatening 3 hrs
800	convulsions, unconscious death within 2 - 3 hrs
1600	death within 1 - 2 hrs
6400	death within 30 min.
12800	death within 1 - 3 min.
www.transducertech.com	

POCKET CO	
TE = total exposure in ppm-hr	
MAX = maximum ppm of any individual reading during the 8 hour period	
TIME = time when maximum ppm occurs after starting 8 hr mode in minutes	
TWA = time weighted average in ppm, TWA = TE/time	
PPM = parts per million by volume is a concentration term that indicates that there is one part CO in one million parts air	
www.transducertech.com 1-877-794-4296 (c) 2007	

Deficiencies

5.1.1 Equipment

CORROSION

Moderate Concern

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



5.1.2 Equipment

NEEDS SERVICING/CLEANING

Minor Concern

Furnaces should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

5.2.1 Normal Operating Controls

FURNACE AGE

The furnace should be considered a potential service, repair or replacement item within the next 5 years due to its age (typical average lifespan is 20-25 years).

 Moderate Concern

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls	X			X
6.3	Distribution System	X			X
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Approximate Age
12 Years

Capacity
2 Ton

Cooling Equipment: Brand
Goodman

Cooling Equipment: Energy Source/Type
Electric, Central Air Conditioner

Cooling Equipment: Location
Exterior West

Distribution System: Configuration
Central

A/C Information

The A/C functioned properly when tested at the time of the inspection and produced sufficient cool air at tested registers throughout the home (Normal expected range is between 45-55 degrees Fahrenheit at registers). We do recommend covering the exterior condenser as much as possible in the fall and winter months to protect against debris collecting inside and falling ice from the roof that can damage the unit.



Normal Operating Controls: General

We suggest regular service/preventative maintenance by a licensed HVAC contractor to help prolong the life and efficiency of the unit. Generally, the best time for service is right before start-up in the Spring. Typical average lifespan is of standard A/C condenser is 15-20 years

Deficiencies

6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED



Minor Concern



The A/C line-set (copper tubing) was missing insulation around the larger, suction line that should be replaced. Insulation around this larger, copper refrigerant line is to promote efficiency by minimizing temperature change. Missing or damaged insulation on the refrigerant line can cause energy loss and condensation.

7: PLUMBING

		IN	NI	NP	D
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			X
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	
7.7	Bathroom	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Filters

None

Water Source

Public

Main Water Shut-off Device:

Location

Basement, North

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution Systems & Fixtures: Water Service Entrance Material
Copper

Hot Water Systems, Controls, Flues & Vents: Capacity
40 gallons

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
Gas Meter

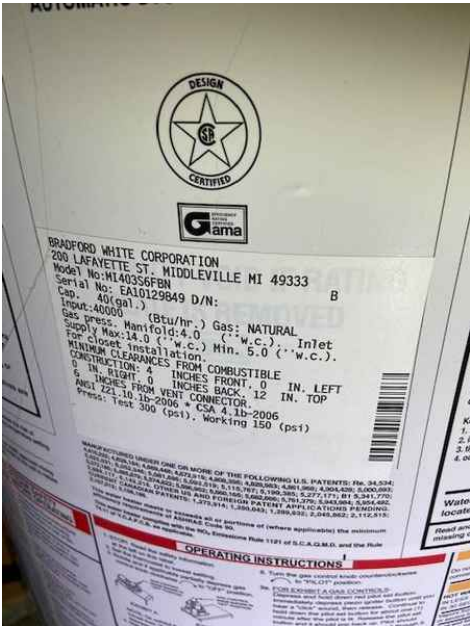
Bathroom: Shower Wall
Fiberglass

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Water Heater Information

The water heater produced sufficient hot water at tested faucets at the time of the inspection (Expected range is 110-120 degrees Fahrenheit). Typical average lifespan is 10-15 years.
Age: 12 Years



Deficiencies

7.2.1 Drain, Waste, & Vent Systems

LEAKING PIPE

KITCHEN SINK

A drain, waste and/or vent pipe showed signs of a leak. Recommend a qualified plumber evaluate and repair.

Moderate Concern



7.4.1 Hot Water Systems, Controls, Flues & Vents

WATER HEATER AGE

 Moderate Concern

Water heater showed normal signs of wear and tear. Recommend monitoring its effectiveness and should be considered a potential service, repair or replacement item within the next 5 years (typical average lifespan is 10-15 years)

7.5.1 Fuel Storage & Distribution Systems

DAMAGED GAS VALVE

 Moderate Concern

BASEMENT - GAS DRYER

Damaged gas valve should be replaced to allow for proper function and to avoid potential leaking. Recommend replacement by a qualified professional (Plumber or HVAC contractor).



7.6.1 Sump Pump

DRY CROCK/PIT

Minor Concern

When a sump pit remains dry for extended periods of time, seals can dry out and crack. The inner workings of the pump can also seize up. We recommend pouring a few buckets of water once a month into your sump pit to lubricate the pump, exercise it, along with testing it out.

8: ELECTRICAL

		IN	NI	NP	D
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			X
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

**Service Entrance Conductors:
Electrical Service Conductors**Overhead, Aluminum, 120 Volts,
220 Volts**Main & Subpanels, Service &
Grounding, Main Overcurrent****Device: Panel Manufacturer**

Westinghouse

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Romex

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**

Basement

**Main & Subpanels, Service &
Grounding, Main Overcurrent****Device: Panel Type**

Circuit Breaker

GFCI & AFCI: GFCI Locations

Exterior

Kitchen, Bathrooms, Exterior,
Garage, Outbuildings**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

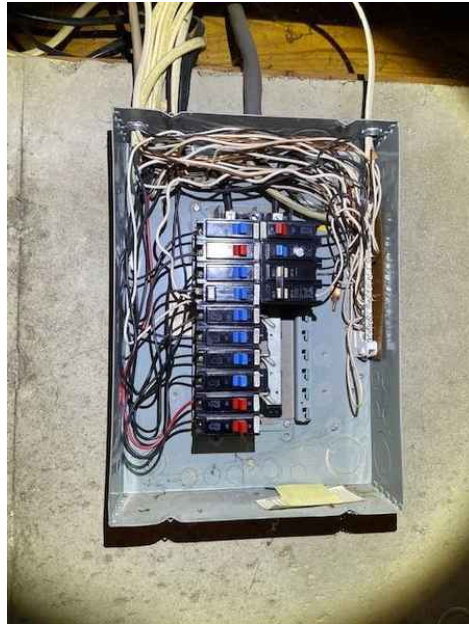
100 AMP

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20**

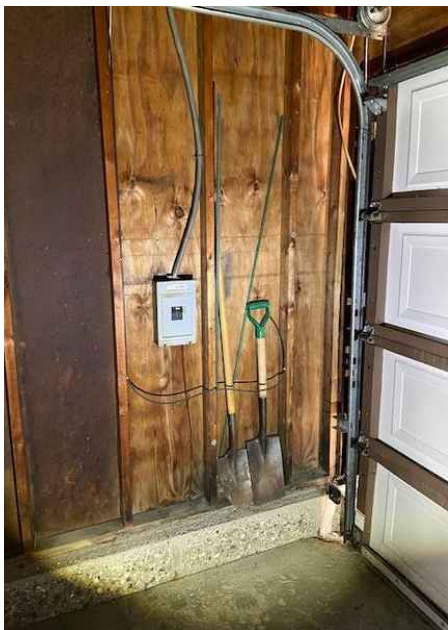
AMP

Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Basement



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location



Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

WIRING CONNECTIONS - SAFETY

There were improper wiring connections and terminations noted during the inspection. All wiring connections should be housed in junction boxes and be kept covered to prevent potential electrical shock.



Major Concern

8.4.1 Lighting Fixtures, Switches & Receptacles

INCORRECT 3-WAY SWITCH WIRING

MAIN FLOOR BATHROOM



Moderate Concern

There are three-way switches wired incorrectly and not functioning properly during the inspection. Recommend contacting a licensed electrician for evaluation and correction

8.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN, BATHROOM, GARAGE

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in missing locations. Current construction code would require GFCI protection at all outlets in bathrooms, kitchen above-counter, garage, exterior and anywhere in close proximity to a water source. We recommend updating to current code.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Moderate Concern

8.5.2 GFCI & AFCI

GFCI FUNCTION

GFCI outlet test and reset buttons were not functioning properly when tested. The outlet still has power to it and works correctly but will not “trip” the circuit like it is designed to do. We recommend having this outlet replaced.

Moderate Concern

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Attic Insulation: Insulation Type
Fiberglass, Loose-fill

Attic Insulation: R-value (estimated)
15

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
None

Flooring Insulation
None

Deficiencies

9.1.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation to reach an approximate R40 value.

Minor Concern



10: KITCHEN AND APPLIANCES

		IN	NI	NP	D
10.1	Appliances	X			
10.2	Clothes Dryer	X			X
10.3	Clothes Washer	X			
10.4	Kitchen	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Clothes Dryer: Clothes Dryer
Basement

Year: 2018

Clothes Dryer: Brand/Age
GE

Clothes Dryer: Dryer Power
Source
Gas



Clothes Dryer: Dryer Vent
Metal (Flex)

Clothes Washer: Brand/Age
Maytag

Clothes Washer: Clothes Washer
Basement
Year: 2019



Kitchen: Ventilation
None

Kitchen: Floor Covering
Ceramic

Kitchen: Sink Plumbing
Kitchen sink drain

Some Signs of Leaks
Active leak in kitchen sink drain. Recommend repairs by plumbing contractor.



11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			X
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal			X	
11.5	Built-in Microwave	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

Information

Dishwasher: Brand

GE

Dishwasher: Data plate

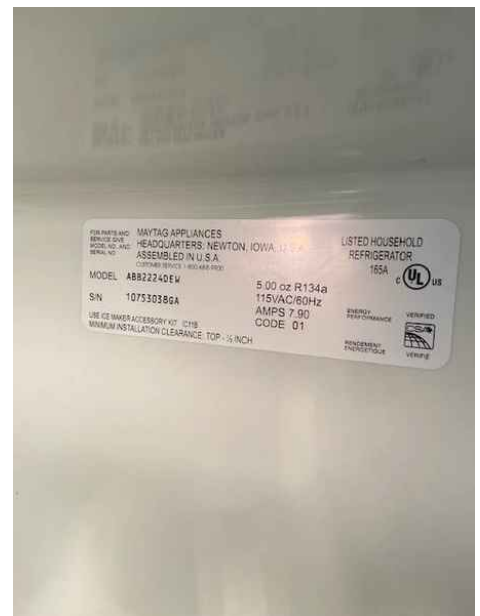
Year: 2008



Refrigerator: Brand

Maytag

Year: 2005



Range/Oven/Cooktop: Exhaust Hood Type

None

Range/Oven/Cooktop: Range/Oven Brand/Age

Frigidaire

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Built-in Microwave: Brand/Age

Hotpoint

Built-in Microwave: Microwave

Year: 2005



General Appliance Remarks

All appliances in the home were functioning properly at the time of the inspection. All appliance functions were not tested, but only turned on/off to ensure all were operational. Appliance ages were taken from serial numbers or estimated if the serial number was unclear.

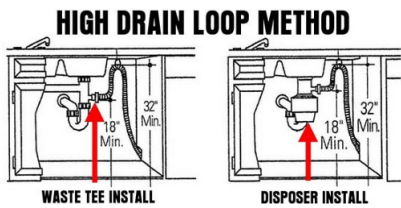
All appliance functions were not tested, but only turned on/off to ensure all were operational. Appliance ages were taken from serial numbers or estimated if the serial number was unclear. No active safety recalls were found from serial numbers unless otherwise noted

Deficiencies

11.1.1 Dishwasher

DISHWASHER MISSING AIR GAP OR HIGH LOOP

DISHWASHER



adding – this can be as simple as securing the flexible drain to the bottom of the countertop or framing above.

Minor Concern



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Steps, Stairways & Railings	X			X
12.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Ceramic Tile

Walls: Wall Material

Drywall, Paneling, Wood

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:
Cabinetry

Wood

Windows: Window Type

Casement, Single Pane, Single-hung, Storm, Wood, Aluminum

Most windows in the home were older, wood framed windows with single pane glass – these will work fine but the home's efficiency will suffer. Storm windows installed on the exterior of the home should help with efficiency and draft if kept well maintained. All windows appeared in functional condition although some had been partially painted shut

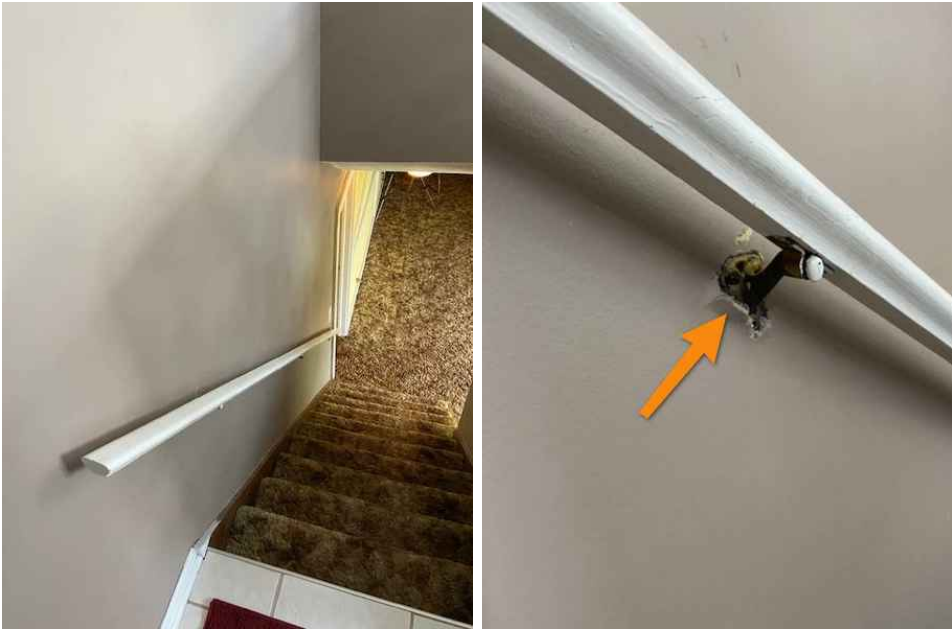
Deficiencies

12.6.1 Steps, Stairways & Railings

LOOSE HANDRAIL

 Moderate Concern

There were loose handrails that should be properly secured to the wall for safety in use. Recommend repairs by a handyman or qualified professional.



13: GARAGE

		IN	NI	NP	D
13.1	Ceiling	X			
13.2	Floor	X			
13.3	Walls & Firewalls	X			
13.4	Garage Door	X			X
13.5	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage
Attached

Ceiling: Material
Unfinished

Floor: Material
Concrete

Garage Door: Material
Non-insulated, Aluminum

Garage Door: Type
Automatic

Deficiencies

13.4.1 Garage Door

IMPROPER INSTALLATION

GARAGE DOOR

Weatherstripping missing around door perimeter. Recommend installation for proper weather seal.

 Minor Concern



13.4.2 Garage Door

PANEL DAMAGE

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

 Minor Concern

