

HOME INSPECTION REPORT

Prepared Exclusively For:

XXXX XXXXXX

XXX X. XXXXX Street, Anywhere, MI 44444

Inspection Date: 04/29/2011



Prepared By:



438 W. Seventh St.
Traverse City, MI 49684
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HOME SERVICES 438 W. Seventh St. Traverse City, MI 49684 Phone: 231-929-4528 FAX: 231-929-5181 Cell: 231-218-8155

Confidential Inspection Report

Prepared by: Absolute Home Services, LLC
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This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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April 30, 2011

XXXX XXXXXX
XXX XXXXX St.
Traverse City, MI 49684

RE: XXX X. XXXXX St.
Anywhere, MI 44444

Dear Mr. XXXXXX:

At your request, a visual inspection of the above referenced property was conducted on April 29, 2011. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. Mold or any environmental concern are not in the scope of this inspection. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

This is an old victorian home, built in the late 1800's with technique and building practices typical of that era. Many issues were identified, most of them are related to out dated systems or components. Some of these items need or should have immediate attention. Many of the issues that were discovered have been documented in the following report and some of these items have been summarized below. Please thoroughly read the summary pages, the main report **and** review all of the photos.

GROUND

SIDEWALKS:

CONDITION:

Side walk at west side is sloped toward building-could have some drainage issues during the spring thaw or heavy rains.

LANDSCAPING:

CONDITION:

Recommend trimming plants and shrubs away from structure and its components.

GRADING:

SITE CONDITIONS:

There are some areas around the building that have some flat or negative grade at east and west wall. We suggest pitching of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Grading is a bit close to basement windows-this may allow moisture to enter basement area during measurable rainfall. We will pay particular attention to this during the basement portion of the inspection.

PORCH:

PORCH:

SURFACE CONDITION:

Moisture damage in few areas, decking is spongy in these areas.

OVERALL FRAMING CONDITION:

Porch is underbuilt to today's standards however typical of era.

Recommend joist hangers be used to hold up decking floor joist.



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EXTERIOR STAIRS/STOOPS:

STAIRS/STEPS CONDITION:

Side blocks at stairs are loose and have cracked mortar/loose stones.

DECKS

DECK 1:

SURFACE CONDITION:

It is recommended that the deck surface and all exposed wood components be stained/sealed to prevent water and UV damage and extend the life of the wood components. A good, high quality preservative should last a minimum of two years.

FLASHING

Due to very limited viewing, we cannot determine whether or not flashing has been installed between the ledger and the rim joist. This area is very prone to moisture damage and hidden damage should not be a surprise if this area is not flashed or improperly flashed.

EXTERIOR SIDING

EXTERIOR:

SIDING CONDITION:

Minor dents noted in aluminum siding

Moisture damage noted on wood siding at rear from roof water.

TRIM:

TRIM CONDITION:

Some dents noted at aluminum corner trim.

OVERHANGS

OVERHANGS:

SOFFITS

MATERIALS: partial vinyl soffit panels installed-these are typically maintenance free. Some wood soffit noted.

CONDITION: Evidence of ice damming noted. May be hidden damage in overhangs, attic, and wall area. However, they have been known to expand and move a bit during hot days. Poor or missing ventilation noted. Suggest installing soffit vents to ensure proper ventilation in attic areas and minimize ice damming.

FASCIA

MATERIALS: Aluminum Fascia-these are typically maintenance free.

Some wood fascia noted

CONDITION: Evidence of ice damming noted at rear and front porch. May be hidden damage in overhangs, attic, and wall area

Some loose aluminum fascia.

GARAGE - CARPORT

GARAGE:

Overhead Door and Hardware Condition:

Moisture damage on both doors.

Repairs made to larger door.

Outside Entry Door:

Condition: Door has never been painted -only primer on door panel and jambs. The jamb and brick mold on the door need caulking and painting to prevent exposure damage.



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Floor Condition:
Large cracks noted.

Garage Interior Walls Condition:
Wood walls-moisture stains noted at back wall and where old door is blocked off.

Garage Roof Condition:
Shingles are close to being at the end of their life.

Type of Garage Siding and Exterior Walls
Wood siding- siding is resting in grade.

Condition of Siding:
Siding is very old - no sheathing behind it and stains noted at interior. This is very common for this era of construction.

Comments:
Exterior walls are bulging out and are bowed.

ROOF SYSTEM

ROOF:

ROOF PLANE:

Deflection noted at roof plane. This may be due to undersized rafters.

ESTIMATED NUMBER OF LAYERS:

Several layers of roof covering present, including the original cedar shakes. This will be a very large expense when re-roofing is performed.

CONDITION OF ROOF SHINGLES/ROOF COVERING:

2/3 of roof is in need of replacement

Shingles are at the end of their life on majority of roof.

Torn tabs at the eaves indicate ice damming has occurred-this is very common at older homes.

Margins between tabs are spreading indicating the shingles are at the end of their life.

Tabs at eaves are heavily worn.

CHIMNEY:

CHASE:

Type: Brick. Condition: Loose and spalling brick noted. Generally indicates moisture entry. Repairs and sealing recommended.

FLASHING

The flashing at the base of the chimney is suspect and has a strong potential for leakage. At minimum, monitor during rainfall.

FLUE LINER:

TYPE: Clay.

CONDITION: Clay liner is crooked-loose. Should not use the fireplace until the liner has been repaired and is intact.

CAP:

TYPE: A concrete cap is installed over the chase to keep rain, snow and critters from entering. CONDITION: Cracks were noted in the concrete cap. This can allow moisture to enter the chase and cause damage to the firebox or interior components.



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Recommend sealing the cracks with a high grade concrete sealant.

PLUMBING VENTS:

CONDITION:

Suspect flashing around vent stack.

GUTTERS & DOWNSPOUTS:

CONDITION:

Consider having a aluminum seamless gutter system professionally installed to help with site drainage and protect doors and trim from splash back.

ATTIC 1

Attic & Ventilation:

Roof Framing:

A 2 x 4 rafters system is present. This is undersized by today's standards. However, it is typical of the era of construction for the structure.

Ventilation Hi/Low:

Soffit vents have been blocked with insulation. Suggest installing proper vents to keep air flowing and prevent mold/mildew growth. There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.

Insulation Condition:

We recommend a thermal imaging scan of the house in the fall/winter to determine areas that are missing insulation and areas that need additional insulation.

Comments:

Live knob and tube wiring

Old original cedar shakes were observed.

Viewing attic was extremely limited.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

WINDOWS:

Exterior sills need to be painted. Showing signs of rot.

Condition: Screen(s) were noted to be missing from this room. In the case of missing screen(s), it is recommend that the purchaser inquire if the missing screen(s) is present and just not installed.

SWITCHES/FIXTURES/OUTLETS:

Recommend - The kitchen does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

LAUNDRY ROOM

LAUNDRY:

Door:

Exterior door; poor condition, recommend replacing. Glass not tempered.

Storm door also in poor condition and should be replaced.

Linen Closet:

Action Necessary - Some portion of the closet door or interior fixtures needs repair or replacement.



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Previous water damage noted, lath exposed, plaster repair needed.

Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired. There is damage from a prior water leak. There does not appear to be a current leak. Repairs are needed.

Ceilings:

Action Necessary - There is a condition in the ceiling of this room that needs to be repaired. Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

Floor:

The floor covering material is painted porch wood.

Marginal condition. Hump in floor noted. Gaps noted.

Clothes Washer:

The washer was not tested during the inspection due to clothes or belongings inside the unit.

Washer Hookup:

There is only standard exposed plumbing hook ups installed-no recessed connection box installed.

Attention Needed - There is no trap on the drain line.

Laundry Basin:

Yes - There is a laundry basin installed.

S-trap under sink.

BATHROOMS

Bathroom #1

VANITY TOP/BACKSPLASH

Suggest caulking at backsplash and countertop joint.

FAUCET AND SUPPLY LINES:

Attention Needed - The faucet has a reduced water flow rate.

TOILET CONDITION

Toilet is clogged. Will not flush.

TUB/SHOWER MIXING VALVE:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Low flow noted.

WALLS:

Tile wall. Cracks noted.

WINDOWS:

Poor condition, single pane, rot noted. Recommend replacing.

ELECTRICAL OUTLETS:

Action Necessary - At least one outlet tested in this bathroom is incorrectly wired or needs to be replaced. The outlet has reversed polarity.



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Unprotected wiring under sink noted.

Bathroom #2:

VANITY CABINET:

Sink is located in bedroom.

DRAIN & STOPPER

The drain stopper does not function properly and will need some adjustments. The drain at the sink is a bit slower than usual. There may be some blockage either in the fixture or the drain line. This may be as simple as a hair build up in the trap.

TUB/SHOWER CONDITION:

Damage noted near drain.

ENTRY DOOR:

Door rubs on jamb or strike plate and may need some adjustments to close easily and latch properly.

ELECTRICAL OUTLETS:

None.

ROOMS

FOYER

Entry Door:

From the inside; wood solid core

Right side door; single pane glass, crack in slab noted. Recommend adding weather strip.

Left side door; action needed, glass is cracked and has a major bow. Recommend having this repaired before the leaded glass falls out.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

Rotting noted on exterior jamb.

DINING ROOM

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Trim pieces are missing and/or loose.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

Small crack in glass noted.



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LIVING ROOM

Door:

Doors to dining room - rub when trying to close.

Ceiling:

Plaster cracks noted around backside of chimney-possible old moisture damage.

Floor:

The floor covering material is hardwood. Several areas where flooring has been face nailed and holes around perimeter from old carpet tack strip.

DEN/STUDY/FAMILY ROOM

Walls:

Drywall over plaster without removing trim. Section of trim missing at corner.

Floor:

The floor covering material is hardwood. Exposed nails noted.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.

OFFICE

Door:

French doors - rub/close hard. Two panes have broken glass. Glass not tempered.

Walls:

There is cracking in the plaster walls.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.

ROOM 1

Door:

Plastic lens with floral texture - this is not glass.

Closet:

Under steps -exposed bulb light fixture in back of closet.

Ceiling:

Plaster repairs noted near fireplace and by door.

Floor:

The floor covering material is hardwood. Repairs and exposed fasteners noted.

Heat Source Noted:

Only heat source in this room is the fireplace.



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ROOM 2

Door:

The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

There is an old wooden door that leads out to the flat membrane portion of the roof. This door does not seal well, no safety railing at roof top. Recommend eliminating or correcting the door area.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

ROOM 3

Door:

Door rubs on jamb or strike plate and may need some adjustments to close easily and latch properly. The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

Closet:

Attention Needed - The closet doors or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

ROOM 4

Door:

The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

Damaged knob.

Floor:

The floor covering material is carpet. Slopes and squeaks noted.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

ROOM 10

Walls:

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Heat Source Noted:

Action Necessary - There is no heat source in this room. A heat source should be added for occupant comfort. Space heater noted in this room.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Comments:

Limited viewing due to stored items

Cramped quarters noted in bedroom and bathroom.

INTERIOR

GENERAL INTERIOR

FLOORING

Hardwood flooring was installed at some areas of the structure. Carpet installed at some portions of the flooring. Slopes noted at various areas of the home. Squeaks noted at areas of the home. Often these squeaks are a result of nailing the subfloor to the joists instead of screwing the subfloor down.

WINDOWS

DOORS:

MAIN ENTRY DOOR:

Type: Solid core wood. Condition: Daylight was witnessed around the edge of the door-door slab did not seat tightly against the weather stripping. This will allow heat loss and drafts to leave and enter the home. Adjustments may be needed. There did not appear to be tempered glass in this door. The glass installed in a door should be tempered for safety. When tempered glass is broken it breaks into many very small pieces instead of large shards. CAUTION!!!

CRAWL SPACE

CRAWL SPACE:

ACCESSIBILITY:

Crawl space is partially accessible.

Crawl Spaces SHOULD be insulated but NOT with fiberglass. According to building scientist and independent organizations such as Advanced Energy and Habitat for Humanity, the right way to deal with a crawl space is to seal off the ground floor and foundation with a durable vapor barrier and seal off the outside air completely. The next step would be to condition the crawlspace. Once this is done the crawlspace is just like another part of the building (i.e. basement). Now the walls could be insulated with foam board or spray foam depending on the outside grade of the crawlspace.

Remove wood debris and trash from the crawl space area.



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VAPOR BARRIER:

There is no vapor barrier present. This is normally a 6 mil visqueen (plastic sheathing) that is laid on top of the dirt floor to keep moisture from seeping through the dirt and into the crawl area, causing moisture damage and mold.

OTHER OBSERVATIONS:

Insulation in floor is installed backwards
Debris noted in crawlspace.

BASEMENT

BASEMENT:

CONDITION:

Staining was observed: Evidence of prior water penetration is noted- Seen under windows and at some corners.

FLOOR JOIST CONDITION:

At least one floor joist has been notched - this jeopardizes the structural integrity of the joist and is not recommended.

OTHER OBSERVATIONS:

Asbestos pipe insulation noted
Mold/mildew noted on ceiling bead board.
Cracked glass in basement windows.

HVAC SYSTEM

HEATING DEVICE:

VISUAL CONDITION OF UNIT:

Appears operational.

PLUMBING

MAIN WATER SOURCE:

City Main Line Material:

The main service line to the structure is galvanized. Galvanized waterlines can corrode/scale from the inside out, eventually reducing or even plugging the pipe. Pressure and volume loss are both effects from this process. Eventually a galvanized main water line will need to be replaced-typically a soft copper line is used and this can be a costly procedure.

Our inspections are typically performed in the middle of the day, when the city pressure is at its peak. At 7am when everyone is showering before work, the pressure may be reduced causing a more drastic change in both pressure and volume of water.

There is not yoke on this meter-indicates it is very old.

SUPPLY LINES:

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly galvanized. There is some older galvanized water piping installed. At some time the galvanized piping will need to be replaced. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed.

Some copper noted.

Condition:

Leaks noted at above stairway on galvanized line. Copper/Galvanized piping contact is noted. Correction is recommend. A major loss of water volume occurs when using multiple fixtures.

Exterior Hose Bibs Functional:

Galvanized plumbing.



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Functional Supply:

There is some reduction in functional water flow, but it is not restricted enough to warrant repairs at this time. It may be due to the incoming water service line size, pressure, or a restriction in the water line. Typically, this is associated with older galvanized pipes.

Location of Leak in Supply Line:

Above stairway on galvanized line.

WASTE LINES

Vent Piping Condition:

Suspect flashing noted.

Supply/Waste Piping Supports:

Majority of waste lines are not viewable.

WATER HEATER:

Gas Valve:

Gas leak noted at old valve.

Natural Gas Lines and Meter

ADDITIONAL PLUMBING ITEMS:

Galvanized gas line section noted-this is not recommended for gas line.

Unsupported gas lines noted.

ELECTRICAL SYSTEM

MAIN POWER PANEL & CIRCUITRY

Circuit Wiring Condition:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.

Aluminum wiring at the 110 volt circuits noted. Beginning in 1965 and continuing through the mid-70's, aluminum was often used in branch circuit wiring as a replacement for scarce and expensive copper. However, there were serious fires reported as a result. Problems occur where small-gauge solid aluminum is used in 120-volt circuits (stranded aluminum in larger guages is considered safe). The solid aluminum wires tend to expand, vibrate and move out from the terminal screws. Aluminum wire also tends to corrode (oxidize) at the connections. Both of these conditions create poor connections and serious overheating problems at outlets switches, and at major appliances. Recommend that ALL aluminum wiring be checked by a qualified licensed electrician familiar with aluminum wiring.

The house has existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed.

CONDITION:

The third prong on an outlet is commonly referred to as the ground, and it provides an alternate path for electricity that may stray from an appliance or product. This is an important safety feature that has been required since 1962, which minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment, such as televisions, computers, stereos, and other devices.

Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted. A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct. Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go the silver screw. When these wires are switched, this is called "reverse polarity". TURNING OFF THE POWER and switching the wires will correct the problem.



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Several live knob and tube circuits noted - recommend contracting an electrician to get an estimate to update the wiring.

There is also an old bus fuse type switch mounted on the wall.

ELECTRICAL SYSTEMS

Electrical Service:

GARAGE:

Knob and tube wiring

Bus fuse panel (30 amp fuses)

Unsecured and unprotected wiring noted.

Recommend having an electrician upgrade the electrical system.

Electrical Outlets:

LAUNDRY:

There is an unprotected wire behind washer/dryer.

Exposed junction box in closet.

DINING ROOM

2-prong ungrounded outlets.

LIVING ROOM

2-prong ungrounded outlets.

DEN/STUDY/FAMILY ROOM

The noted 3-prong outlet is not grounded. This is an unsafe condition.

OFFICE

Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

Poor electrical practices - extension cord run through wall.

ROOM 1

2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

ROOM 2

Only two outlets. 2-prong ungrounded outlets.

ROOM 3

2-prong ungrounded outlets.

ROOM 4

Wire mold hiding wires to grounded outlets. This indicates do-it-yourself wiring.

ROOM 10

Recommend GFCI at outlet near sink.

Light Switch:

LIVING ROOM

No switch noted in this room-switch for ceiling light is in parlor.

ROOM 2

No switch or light fixture in this room.



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Other items were discussed on site and many are noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

William Bageris
ABSOLUTE HOME SERVICES

William Bageris
Chief Inspector

enclosure



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INSPECTION CONDITIONS AND LIMITATIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 04/29/2011.
TIME OF ARRIVAL: 1:30 PM.
INSPECTION SITE ADDRESS: XXX X. XXXXX St.
INSPECTION SITE CITY/STATE/ZIP: Anywhere, MI 44444.
CLIENT NAME: XXXX XXXXXX.
CLIENT CITY/STATE/ZIP: Traverse City, MI 49684.
CLIENT PHONE #: XXX-XXX-XXXX.
CLIENT E-MAIL ADDRESS: xxxxxxxxxx@xxxxx.com.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp from recent rainfall.
APPROXIMATE OUTSIDE TEMPERATURE: 55°

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: Late 1800's.
BUILDING TYPE: Victorian.
STORIES: 2 plus-attic has some living space.
SPACE BELOW GRADE: This structure has both a basement and crawl space.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public-The condition of the drain/waste pipe (or sewer lead) from the home to the main municipal line is undeterminable. The only way to determine the condition of this pipe is to snake the line with a sewer inspection camera (at an additional cost). This is outside the scope of this inspection and should be pursued by you the purchaser if it is a concern. Many of these lines, especially older clay lines, will get infested with tree roots which can cause slow drains and even complete blockage and back ups. Routine, professional, drain cleaning should become part of the preventative maintenance plan for this house.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
PEOPLE PRESENT: Yes.

REPORT LIMITATIONS

REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: mold, mold like substance, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow Absolute Home Services to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Gravel.

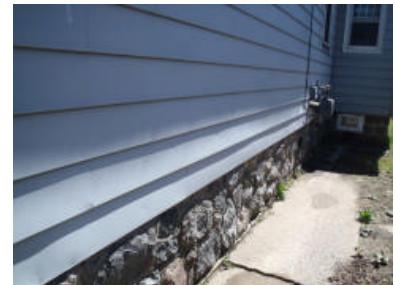


CONDITION: Appears satisfactory.

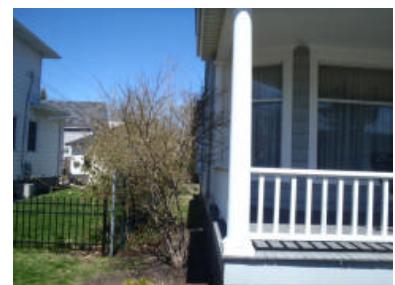
SIDEWALKS:

TYPE: Concrete.

CONDITION: Side walk at west side is sloped toward building-could have some drainage issues during the spring thaw or heavy rains.

**LANDSCAPING:**

CONDITION: Recommend trimming plants and shrubs away from structure and its components.

**GRADING:**

SITE TOPOGRAPHY: Flat site.



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SITE CONDITIONS:

There are some areas around the building that have some flat or negative grade at east and west wall. We suggest pitching of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Grading is a bit close to basement windows-this may allow moisture to enter basement area during measurable rainfall. We will pay particular attention to this during the basement portion of the inspection.



PORCH:

PORCH:**ROOF TYPE:**

Shed roof.

**ROOF CONDITION:**

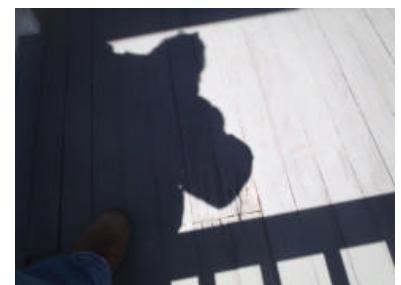
Deflection noted, moisture (possibly from condensation - lack of ventilation) damage at soffit.
Possible ice damming.

**SURFACE TYPE:**

Painted douglas fir boards.

**SURFACE CONDITION:**

Moisture damage in few areas, decking is spongy in these areas.

**OVERALL FRAMING CONDITION:**

Porch is underbuilt to today's standards however typical of era.
Recommend joist hangers be used to hold up decking floor joist.





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POST CONDITION:

This framing style is typical of the era but not used in today's construction.



EXTERIOR STAIRS/STOOPS:

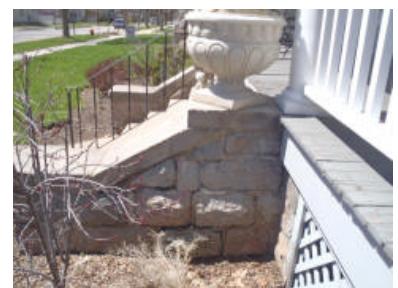
STAIRS/STEPS CONDITION:

Side blocks at stairs are loose and have cracked mortar/loose stones.



RAILING SYSTEM:

Iron railing is a bit loose.



DECKS

DECK 1:

LOCATION: Side porch/stoop.



TYPE:

Treated deck top and substructure.

SURFACE CONDITION:

It is recommended that the deck surface and all exposed wood components be stained/sealed to prevent water and UV damage and extend the life of the wood components. A good, high quality preservative should last a minimum of two years.

OVERALL FRAMING CONDITION:

Appears serviceable.



FLASHING

Due to very limited viewing, we cannot determine whether or not flashing has been installed between the ledger and the rim joist. This area is very prone to moisture damage and hidden damage should not be a surprise if this area is not flashed or improperly flashed.

POST & BEAM CONDITION:

Satisfactory.



STAIRS/STEPS CONDITION:

Appears serviceable.

RAILING SYSTEM:

Handrails serviceable.

DECK 2:

LOCATION:

Rear of house-steel balcony.



TYPE:

Steel.



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SURFACE CONDITION:

Grate style.

**OVERALL FRAMING
CONDITION:**

Unable to confirm the integrity of what the platform has been bolted to.

POST & BEAM CONDITION:

Satisfactory.

RAILING SYSTEM:

There are portions of the deck railing that are not child safe. For the safety of small children, a 4" sphere should not be able to pass through any openings on the railing system, this can be between spindles, between the deck surface and the bottom rail or at corners.





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PATIOS

PATIO 1:

LOCATION: Rear of house.



TYPE: Concrete pads.

CONDITION: Pads have settled a bit in some areas and some overgrowth/vegetation noted.

EXTERIOR SIDING

EXTERIOR:

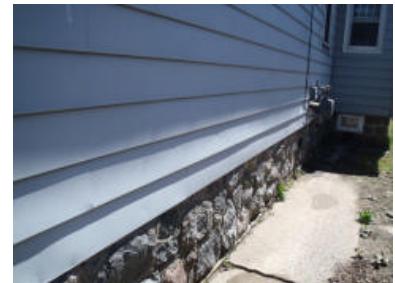
EXTERIOR FOUNDATION WALLS:

Type of Foundation: stone/granite block
 Condition: Cracks and loose mortar noted at a few areas-recommend having a professional mason perform some tuck/pointing.



EXTERIOR SIDING MATERIALS

Aluminum siding - horizontal lap profile.
 Some Wood (Cedar) Horizontal Beveled Siding.



SIDING CONDITION:

Minor dents noted in aluminum siding
 Moisture damage noted on wood siding at rear from roof water.



CAULKING:

A few spots around the structure were noted that need to be caulked.

CONDITION OF PAINTED SURFACES:

The exposed painted surfaces need some attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

TRIM:

MATERIAL:

Metal and wood.

TRIM CONDITION:

Some dents noted at aluminum corner trim.

EXTERIOR ELECTRICAL:

GROUND ROD(S):

Only one grounding rod was noted at the exterior of the building-there may be an additional rod which may be buried. Excavating/digging is beyond the scope of this inspection. For approximately ten years now the NEC (National Electrical Code) has required two 8' grounding electrodes be installed at least 6' apart.



EXTERIOR OUTLETS:

No exterior outlets were witnessed on the building.

OVERHANGS

OVERHANGS:**SOFFITS**

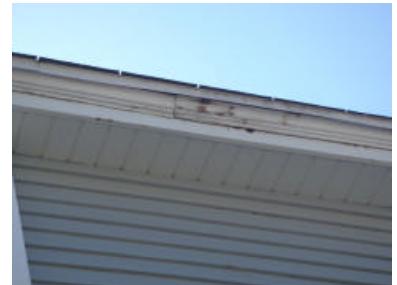
MATERIALS: partial vinyl soffit panels installed-these are typically maintenance free. Some wood soffit noted.

CONDITION: Evidence of ice damming noted. May be hidden damage in overhangs, attic, and wall area. However, they have been known to expand and move a bit during hot days. Poor or missing ventilation noted. Suggest installing soffit vents to ensure proper ventilation in attic areas and minimize ice damming.

**FASCIA**

MATERIALS: Aluminum Fascia-these are typically maintenance free. Some wood fascia noted

CONDITION: Evidence of ice damming noted at rear and front porch. May be hidden damage in overhangs, attic, and wall area. Some loose aluminum fascia.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GARAGE:

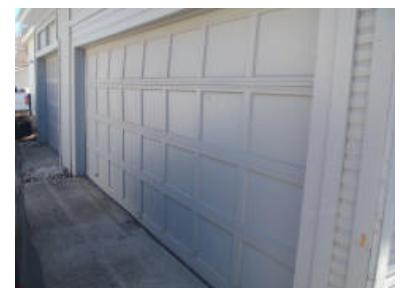
Garage Type

The garage is detached and free standing.



Size of Garage:

Three car garage.



Number of Overhead Doors

There are two overhead doors.

Type Of Overhead Door(s)

The doors are made of wood.

Overhead Door and Hardware Condition:

Moisture damage on both doors.



Repairs made to larger door.



Automatic Overhead Door Opener: The opener is older and should not be relied upon. However, it did function at the time of the inspection.



Safety Reverse Switch on the Automatic Opener:

Satisfactory - The safety reverse switch worked when it met resistance.

Outside Entry Door:

Condition: Door has never been painted -only primer on door panel and jambs. The jamb and brick mold on the door need caulking and painting to prevent exposure damage.



Floor Condition:

Large cracks noted.



Floor Drain:

Yes - There is a floor drain installed-appears to simply be a collection basin. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested.

Moisture noted on floor of garage.



Garage Interior Walls Condition:

Wood walls-moisture stains noted at back wall and where old door is blocked off.



Garage Foundation:

Garage foundation is not viewable.

Posts Condition:

The post is a steel type.

Garage Roof Condition:

Shingles are close to being at the end of their life.



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Type of Garage Siding and Exterior Walls

Wood siding- siding is resting in grade.



Condition of Siding:

Siding is very old - no sheathing behind it and stains noted at interior. This is very common for this era of construction.

Water Source Installed:

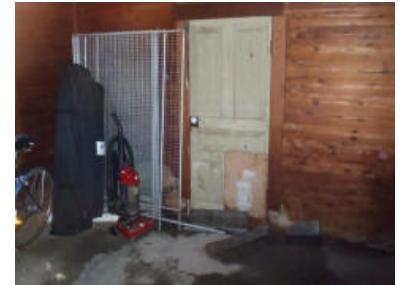
No.

Comments:

Exterior walls are bulging out and are bowed.



It is common for these older garages to be built directly on the ground - moisture can get to the base of the walls. Viewing of the framing is blocked by planks installed over walls.



ROOF SYSTEM

ROOF:
STYLE:

Hip

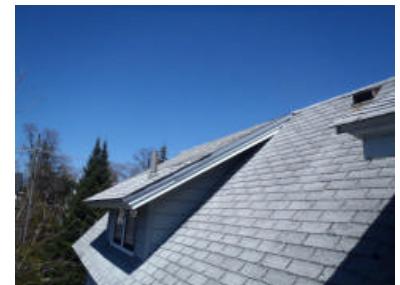
Small flat membrane section at west side.


TYPE:

3 in 1 asphalt shingles (may contain a fiberglass matte or base) usually carry a 20 year warranty. Typical life expectancy of these shingles, in Northern Michigan, are 15 to 20 years depending on the weather conditions during this time period. This style of shingle is used on nearly 80% of all residential roofs and require little maintenance. It is helpful to know the manufacturer, style, and color name of your shingle in case a repair or addition is necessary in the future.


ROOF PLANE:

Deflection noted at roof plane. This may be due to undersized rafters.


ROOF ACCESS:

Walked on roof.

PITCH:

Steep - 6/12 to 12/12 slope.

ESTIMATED NUMBER OF LAYERS:

Several layers of roof covering present, including the original cedar shakes. This will be a very large expense when re-roofing is performed.

CONDITION OF ROOF

2/3 of roof is in need of replacement

SHINGLES/ROOF COVERING:

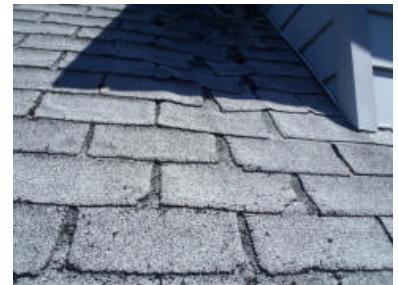
Shingles are at the end of their life on majority of roof.



Torn tabs at the eaves indicate ice damming has occurred-this is very common at older homes.



Margins between tabs are spreading indicating the shingles are at the end of their life.



Tabs at eaves are heavily worn.



VENTILATION SYSTEM:

TYPE OF VENTS PRESENT: Top vents placed on the top side of the roof surface.

CHIMNEY:

CHASE:

Type: Brick. Condition: Loose and spalling brick noted. Generally indicates moisture entry. Repairs and sealing recommended.

FLASHING

The flashing at the base of the chimney is suspect and has a strong potential for leakage. At minimum, monitor during rainfall.

FLUE LINER:

TYPE: Clay.

CONDITION: Clay liner is crooked-loose. Should not use the fireplace until the liner has been repaired and is intact.

CAP:

TYPE: A concrete cap is installed over the chase to keep rain, snow and critters from entering. *CONDITION:* Cracks were noted in the concrete cap. This can allow moisture to enter the chase and cause damage to the firebox or interior components. Recommend sealing the cracks with a high grade concrete sealant.

EXPOSED FLASHING:

TYPE:

Metal.

CONDITION:

The visible flashing was in serviceable condition.

PLUMBING VENTS:

PRESENCE:

Present.

TYPE:

Cast Iron.

CONDITION:

Suspect flashing around vent stack.



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GUTTERS & DOWNSPOUTS:

TYPE AND MATERIAL:

None.

CONDITION:

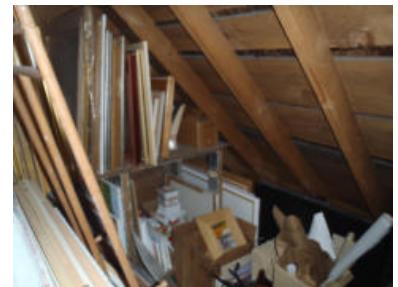
Consider having a aluminum seamless gutter system professionally installed to help with site drainage and protect doors and trim from splash back.

ATTIC 1

Attic & Ventilation:

Attic Access Location:

Hallway closet.

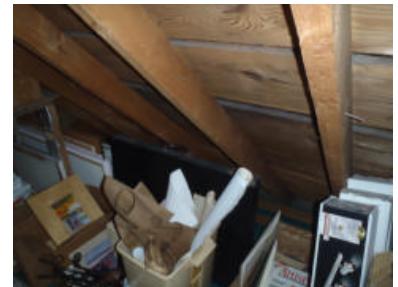


Attic Accessibility:

Only 10% of attic could be observed. Much of the attic has been finished into living space.

Method of Inspection:

The attic cavity was inspected by entering the area.



Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A 2 x 4 rafters system is present. This is undersized by today's standards. However, it is typical of the era of construction for the structure.



Roof Framing Condition:

Suggest reinforcing the attic framing when the opportunity arises.

Roof Decking:

The decking is made of spaced horizontal slats, usually 1" x 4" boards spaced for ventilation of the applied wood shingles. Cedar roofing shakes are still visible-this will be a costly roof to replace.

Overall Condition:

Unable to determine the status of the stains. Active leakage may be present.

Ventilation Type:

There are roof top vents installed.

Ventilation Hi/Low:

Soffit vents have been blocked with insulation. Suggest installing proper vents to keep air flowing and prevent mold/mildew growth. There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation.



Main Insulation Type:

Cellulose-blown in place. This typically has an R-Value of 3.7 per inch.

Secondary Insulation Type:

Fiberglass batts present. This typically has an R-value of 3.14 per inch. Although



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functional, this is not best recommendations for attic insulation. Fiberglass batts have seams that allow heat loss and air to move through.

There is an average of only 6" of insulation installed.

Insulation Depth:

Insulation Condition:

We recommend a thermal imaging scan of the house in the fall/winter to determine areas that are missing insulation and areas that need additional insulation.

Whole House Ventilation System:

None installed.

Attic ventilation fan:

None installed.

Comments:

Live knob and tube wiring

Old original cedar shakes were observed.

Viewing attic was extremely limited.

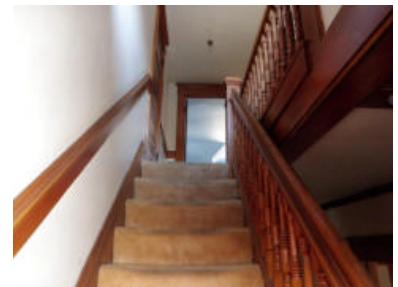


ATTIC 2

Attic & Ventilation:

Attic Access Location:

Narrow stairway leading to attic living area.



Attic Accessibility:

There is a full staircase installed.

Method of Inspection:

The attic cavity was inspected by entering the area. However, plaster has been installed over the framing, limiting the viewing.

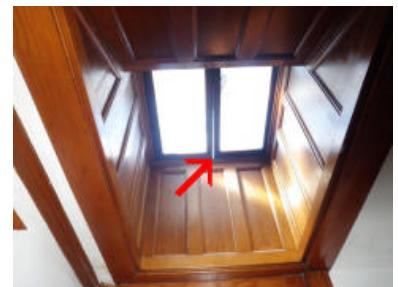
Evidence of Leaks on Interior of Attic:

There is water staining on the underside of the roof at plaster. The stains are not currently wet nor do they have an elevated moisture content.



Overall Condition:

Poor conditions exist at the old "skylight". This area will need to be redone when the roof is being installed. Currently there are openings between the glass panes on the sashes in the unit.





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FIREPLACE

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

FIREPLACE #1:

LOCATION: Living Room.

UNIT TYPE: Wood burning fireplace.



CHIMNEY TYPE: Masonry-brick type unit.

OVERALL CONDITION: Repairs needed before fireplace should be used.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

COUNTERTOPS

TYPE: Formica.



CONDITION:

General condition of the countertops is satisfactory, only minor wear has been noted.

KITCHEN SINK:

TYPE: Solid Surface, Appears serviceable.



FAUCET:

Faucet is serviceable.

SPRAYER:

Hand sprayer is serviceable.

DRAIN:

Appears serviceable

Evidence of a prior leak.



CABINETS

TYPE: Factory made pre-fabricated units.

CONDITION:

Satisfactory condition-no visible damage and units are functional.

RANGE/COOK TOP AND OVEN:

FREE STANDING / COOKTOP: Electric, Appears serviceable.



Loose handle noted.

**VENTILATION:**

TYPE AND CONDITION:

Internal, Although we have tested the fan for operation, we cannot test or evaluate the functionality of a microwave.

**REFRIGERATOR:**

TYPE AND CONDITION:

ICE & WATER DISPENSER

Functioning at time of the inspection.

No dispenser is present on this unit.

DISHWASHER:

CONDITION:

None installed.

GARBAGE DISPOSAL:

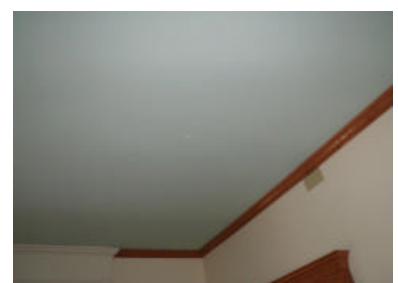
CONDITION:

None installed.

INTERIOR COMPONENTS:

WALLS/CEILINGS:

Minor cracking noted.



FLOORS:

Floor covering wood, Appears serviceable.



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WINDOWS:

Exterior sills need to be painted. Showing signs of rot.



Condition: Screen(s) were noted to be missing from this room. In the case of missing screen(s), it is recommend that the purchaser inquire if the missing screen(s) is present and just not installed.

DOORS

Condition, Satisfactory

Loose handle noted.

SWITCHES/FIXTURES/OUTLETS Recommend - The kitchen does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source.

HEAT SOURCE:

Heat source is present.

LAUNDRY ROOM

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

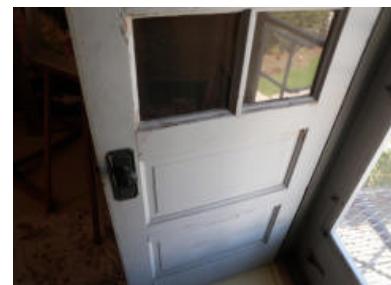
LAUNDRY:

Location: Upstairs 2nd floor.



Door:

Exterior door; poor condition, recommend replacing.
Glass not tempered.



Storm door also in poor condition and should be replaced.



Linen Closet:

Action Necessary - Some portion of the closet door or interior fixtures needs repair or replacement.

Previous water damage noted, lath exposed, plaster repair needed.



Walls:

Action Necessary - There is a condition in the wall sheeting that needs to be repaired. There is damage from a prior water leak. There does not appear to be a current leak. Repairs are needed.



Ceilings:

Action Necessary - There is a condition in the ceiling of this room that needs to be repaired.
 Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Cabinets:

Cabinets installed are not pretty but functional.

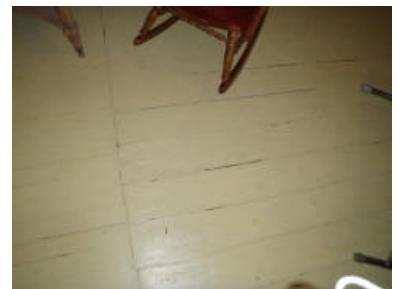
Countertop:

Cast iron - marginal condition. Scratches noted.

Floor:

The floor covering material is painted porch wood.

Marginal condition. Hump in floor noted. Gaps noted.



Windows:

Poor condition, recommend replacing.

Clothes Washer:

The washer was not tested during the inspection due to clothes or belongings inside the unit.



Clothes Dryer:

Appears serviceable.



Washer Hookup:

There is only standard exposed plumbing hook ups installed-no recessed connection box installed.

Attention Needed - There is no trap on the drain line.



Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.



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Dryer Ventilation:

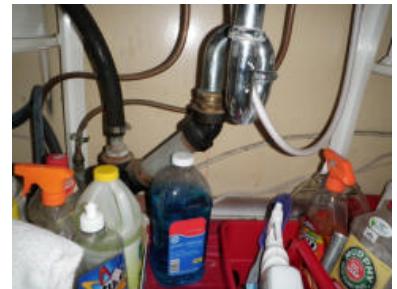
Excessive duct tape used to hold the hose together.



Laundry Basin:

Yes - There is a laundry basin installed.

S-trap under sink.



BATHROOMS

Bathroom #1

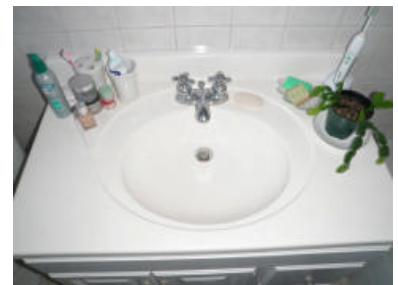
LOCATION:

Upstairs 2nd floor with plant on stand.



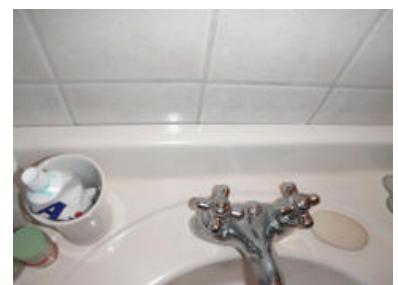
VANITY CABINET:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.



VANITY TOP/BACKSPLASH

Suggest caulking at backsplash and countertop joint.



SINK BASIN OR BOWL:

Satisfactory - The sink fixture appears to be satisfactory.

DRAIN & STOPPER

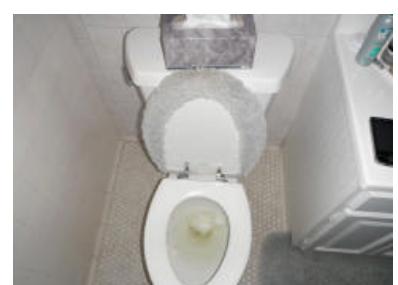
The drain and stopper at the sink is performing satisfactorily.

FAUCET AND SUPPLY LINES:

Attention Needed - The faucet has a reduced water flow rate.

TOILET CONDITION

Toilet is clogged. Will not flush.



TUB/SHOWER UNIT TYPE:

Cast iron tub with ceramic tile walls only half way up the wall.





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TUB/SHOWER CONDITION: Appears satisfactory.

TUB/SHOWER MIXING VALVE: Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Low flow noted.

SHOWERHEAD CONDITION: There is a hand held unit present-hand held shower sprays tend to leak at the connections where the hose meets the fitting(s).



DRAIN AND STOPPER CONDITION: Appears satisfactory- The tub/shower appears to drain at an acceptable rate.

GLASS TUB/SHOWER DOOR: There is a shower curtain installed.

CAULKING/WATER CONTACT AREAS: Satisfactory - The caulking in the water contact areas appears to be satisfactory.

HEAT SOURCE: Satisfactory - There is a heat source in this room.

ENTRY DOOR: Satisfactory - The door(s) in this room are functional.

WALLS: Tile wall. Cracks noted.

CEILING: Satisfactory - The ceiling in this room appears to be satisfactory.

WINDOWS: Poor condition, single pane, rot noted. Recommend replacing.



FLOOR: The floor covering material is: vinyl. Satisfactory - The flooring in this bathroom is satisfactory.

LIGHTING: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

VENTILATION FANS: None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

ELECTRICAL OUTLETS: Action Necessary - At least one outlet tested in this bathroom is incorrectly wired or needs to be replaced. The outlet has reversed polarity.

Unprotected wiring under sink noted.



LIGHT SWITCH: Satisfactory - The light switch is satisfactory.

Bathroom #2:



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LOCATION: Apartment bathroom.



VANITY CABINET:

Sink is located in bedroom.

VANITY TOP/BACKSPLASH

Delaminating end cap.

SINK BASIN OR BOWL:

Satisfactory - The sink fixture appears to be satisfactory.

DRAIN & STOPPER

The drain stopper does not function properly and will need some adjustments. The drain at the sink is a bit slower than usual. There may be some blockage either in the fixture or the drain line. This may be as simple as a hair build up in the trap.

FAUCET AND SUPPLY LINES:

Satisfactory - Faucets and supply lines appear satisfactory.

TOILET CONDITION

Satisfactory - The toilet in the bathroom appears to be functional.

SHOWER ONLY TYPE:

Fiberglass one piece shower.



TUB/SHOWER CONDITION:

Damage noted near drain.

SHOWER PAN:

SHOWER PAN: This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. Fiberglass - The fiberglass shower pan does not appear to leak at this time.

TUB/SHOWER MIXING VALVE:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

SHOWERHEAD CONDITION:

There is a hand held unit present-hand held shower sprays tend to leak at the connections where the hose meets the fitting(s).

DRAIN AND STOPPER CONDITION:

Appears satisfactory- The tub/shower appears to drain at an acceptable rate.

GLASS TUB/SHOWER DOOR:

There is a shower curtain installed.
Glass door inoperable.

HEAT SOURCE:

There is no heat source in this room. The bathroom is located on an outside wall, and some source of heating is required.

ENTRY DOOR:

Door rubs on jamb or strike plate and may need some adjustments to close easily and latch properly.

WALLS:

Mildew noted.

CEILING:

Satisfactory - The ceiling in this room appears to be satisfactory.

FLOOR:

The floor covering material is: hardwood. Satisfactory - The flooring in this bathroom is satisfactory.

LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

VENTILATION FANS:

Action Necessary - There is an exhaust fan installed, but it would not activate using normal controls. Repair or replacement is necessary.

ELECTRICAL OUTLETS:

None.



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LIGHT SWITCH:

Satisfactory - The light switch is satisfactory.

Bathroom #3:

LOCATION:

There is a small bathroom in the basement that is not being used.

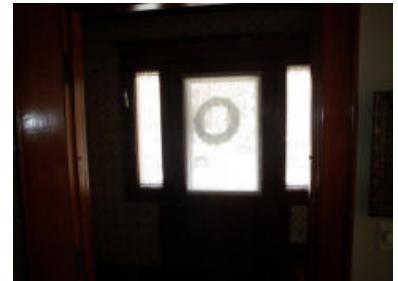
ROOMS

FOYER

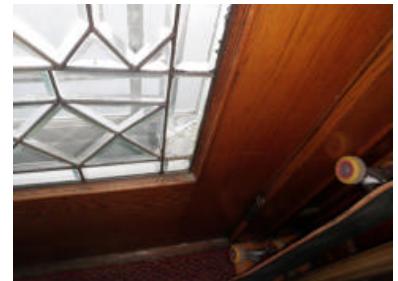
Entry Door:

From the inside; wood solid core

Right side door; single pane glass, crack in slab noted. Recommend adding weather strip.



Left side door; action needed, glass is cracked and has a major bow. Recommend having this repaired before the leaded glass falls out.



Closet: none.

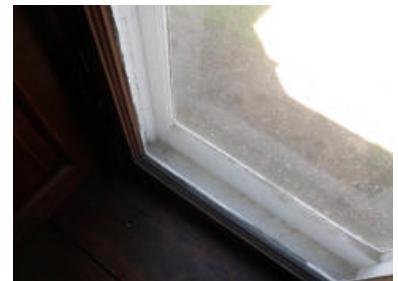
Walls: Satisfactory - The walls in the room appear to be satisfactory. There is minor cracking in the plaster walls.

Ceiling: Satisfactory - The ceiling is functional and as expected. Typical cracks were noted in the ceiling. Repair as needed.

Floor: The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Windows: Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

Rotting noted on exterior jamb.



Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

DINING ROOM

Location:

Main Floor with table and chairs.





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Door: Satisfactory - The door(s) in this room are functional.

Walls: Satisfactory - The walls in the room appear to be satisfactory. There is minor cracking in the plaster walls. None appears to be the result of a current moisture leakage.

Ceiling: Satisfactory - The ceiling is functional and as expected. Typical cracks were noted in the ceiling. Repair as needed.

Floor: The floor covering material is hardwood.
Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Trim pieces are missing and/or loose.



Ceiling Fan: No ceiling fan was noted in this room.

Windows: Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

Small crack in glass noted.



Rotting noted, recommend replacing.



Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

LIVING ROOM

Location:

Main Floor.



Door: Doors to dining room - rub when trying to close.

Walls: Satisfactory - The walls in the room appear to be satisfactory. There is minor cracking in the plaster walls.

Ceiling: Plaster cracks noted around backside of chimney-possible old moisture damage.

Floor: The floor covering material is hardwood. Several areas where flooring has been face nailed and holes around perimeter from old carpet tack strip.



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Ceiling Fan:

No ceiling fan was noted in this room.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. Units did not operate-sash balance ropes were cut.

Heat Source Noted:

There is a radiator associated with hot water heat present in this room. The ability of this unit to keep the room comfortable can not be commented on.

DEN/STUDY/FAMILY ROOM

Location:

Main Floor.



Door:

Older but functional.

Walls:

Drywall over plaster without removing trim. Section of trim missing at corner.



Ceiling:

Possible old moisture stains noted in corner.

Floor:

The floor covering material is hardwood. Exposed nails noted.

Ceiling Fan:

No ceiling fan was noted in this room.

Windows:

Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.



Heat Source Noted:

Radiator present.

OFFICE

Location:

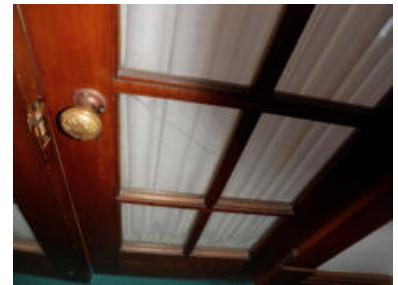
Upstairs; front room with couch.



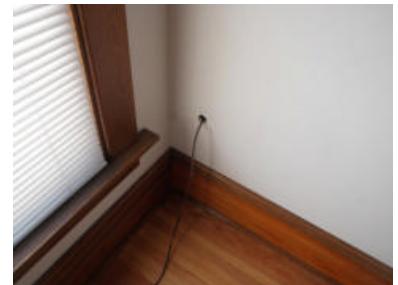


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Door: French doors - rub/close hard. Two panes have broken glass. Glass not tempered.



Closet: Poor electrical practices noted-extension cord run through the wall.



Walls: There is cracking in the plaster walls.

Ceiling: More plaster cracks noted.

Floor: The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.

Ceiling Fan: No ceiling fan was noted in this room.

Windows: Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.

Heat Source Noted: Radiator present.

ROOM 1

Location: Main Floor-parlor.



Door: Plastic lens with floral texture - this is not glass.





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Closet:

Under steps -exposed bulb light fixture in back of closet.

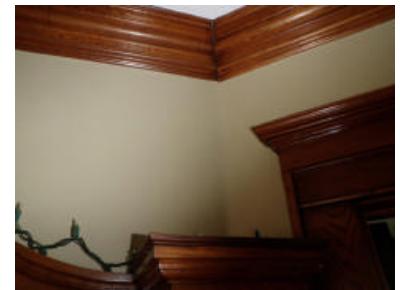


Walls:

Satisfactory - The walls in the room appear to be satisfactory. There is minor cracking in the plaster walls near fireplace.

Ceiling:

Plaster repairs noted near fireplace and by door.



Floor:

The floor covering material is hardwood. Repairs and exposed fasteners noted.

Ceiling Fan:

No ceiling fan was noted in this room.

Heat Source Noted:

Only heat source in this room is the fireplace.



ROOM 2

Location:

Upstairs; bedroom with blue pillow on bed.



Door:

The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

There is an old wooden door that leads out to the flat membrane portion of the roof. This door does not seal well, no safety railing at roof top. Recommend eliminating or correcting the door area.



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Closet: Small but functional.



Walls: Many plaster cracks noted-some appear to have been from prior moisture entry.

Ceiling: Again, several plaster cracks noted.

Floor: The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.

Ceiling Fan: No ceiling fan was noted in this room.

Windows: Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.

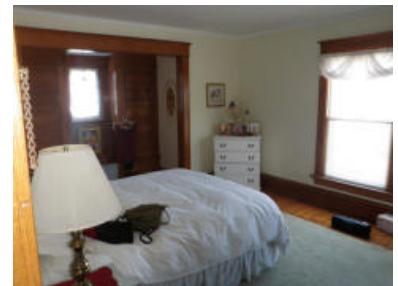
Heat Source Noted: Radiator present.



Smoke Detector: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

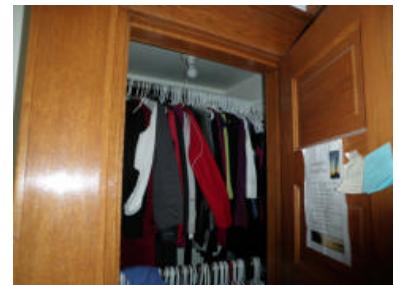
ROOM 3

Location: Upstairs; east bedroom with white bed.



Door: Door rubs on jamb or strike plate and may need some adjustments to close easily and latch properly. The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.

Attention Needed - The closet doors or fixtures need some adjustment or repair. The latch or strike plate needs to be adjusted so that the door will latch correctly.





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<i>Walls:</i>	Plaster cracks noted.
<i>Ceiling:</i>	Plaster cracks noted.
<i>Floor:</i>	The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Some squeaks were noted in this room. These are a result of the wood floor rubbing against the wood subfloor or itself. These squeaks are very common and not a serious condition.
<i>Ceiling Fan:</i>	No ceiling fan was noted in this room.
<i>Windows:</i>	Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts. A window unit in this room was found to operate hard. This may simply need adjustment or could require replacement.
<i>Heat Source Noted:</i>	Radiator present.
<i>Smoke Detector:</i>	There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

ROOM 4

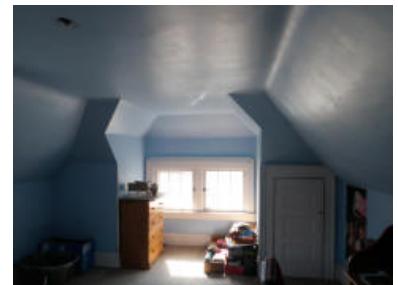
Location:

Upstairs; Attic room.



Door: The door does not latch properly when closed in a normal fashion. This typically requires some adjustments to either the door or hardware or both.
Damaged knob:

Closet: Knee wall closets -doors don't latch.



Walls: Marginal condition -many cracks and poor repairs noted.
Ceiling: Same as walls.
Floor: The floor covering material is carpet. Slopes and squeaks noted.
Ceiling Fan: No ceiling fan was noted in this room.
Windows: Single pane window(s)-these are typically very inefficient units and require a storm window to help with heat loss and drafts.
Heat Source Noted: An old electric wall heater installed - does not appear to be functional -missing knobs cannot test.





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ROOM 10

Location:

Apartment bedroom.

Door:

Exterior wood door needs paint

Gaps noted

Glass does not appear to be tempered.

Walls:

Satisfactory - The walls in the room appear to be satisfactory. Marks and holes from wall hangings noted on walls. Some minor repairs will be necessary as part of painting preparation.

Ceiling:

Peeling paint.

Floor:

The floor covering material is hardwood. Satisfactory - The floors are in satisfactory condition. Squeaks Noted-this is usually caused by the subfloor being nailed and not screwed. The nails will eventually work loose and the wood subfloor rubbing on the wood floor joists is the squeaky noise that is heard.

Ceiling Fan:

No ceiling fan was noted in this room.

Windows:

Older casement windows-function.

Heat Source Noted:

Action Necessary - There is no heat source in this room. A heat source should be added for occupant comfort.

Space heater noted in this room.

Smoke Detector:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Comments:

Limited viewing due to stored items

Cramped quarters noted in bedroom and bathroom.

INTERIOR

STRUCTURAL:

Framing Type:

Framing members sizing.

Miscellaneous Comments:

Balloon framing was the chosen style for framing, which was consistent with its age.

The framing is 2" x 4" wood members.

Very old framing practices used-this generally means that many portions of the home are underbuilt by today's standards.

GENERAL INTERIOR

INTERIOR DOORS:

Minor adjustments at a few locations. Some door(s) rub on jamb(s), don't latch, or rub on floor/threshold.

EVIDENCE OF MOLD:

The presence or absence of mold is not a part of this inspection scope. The fact that we did or did not see any mold during the inspection should not be relied upon as any type of mold evaluation. If you are the least bit concerned about mold we suggest you hire a professional microbiologist to perform a separate evaluation.

INTERIOR TRIM

Door and Window Casing: Some of the trim has been drywalled up to the trim. This takes away the depth of the trim. Also, some loose sections noted.

Baseboard Molding: It appears that much of this trim has been recently re-installed-gaps and loose trim noted in a few areas.

WALL COVERING MATERIAL:

The wall covering material is predominately plaster with some areas where drywall has been placed over the plaster, this does not give trim any depth.

CEILING MATERIAL:

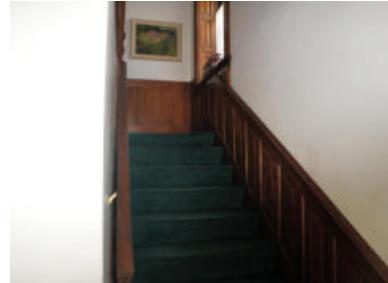
The ceiling material is predominately plaster. Some cracking noted from old moisture/water penetration.

FLOORING

Hardwood flooring was installed at some areas of the structure. Carpet installed at some portions of the flooring. Slopes noted at various areas of the home. Squeaks noted at areas of the home. Often these squeaks are a result of nailing the subfloor to the joists instead of screwing the subfloor down.

STAIRS AND HANDRAILS

Handrail is installed and in serviceable condition.



WINDOWS

Windows can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior to maximize energy efficiency. Check for drafts in winter and improve the worst offenders first. Windows with leaky storm windows will usually have a lot of sweating. Likewise, well sealed storms that sweat will usually indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

WINDOW FRAMES:

WINDOW MANUFACTURER: Older Single Pane Units.

WINDOW STYLE: Double Hung.

GLASS TYPE: Older windows with single strength glass (SSG) noted. This type of window requires storm windows to give any type of insulating value. Also, the interior and exterior of these windows need to be painted/sealed as a part of a preventive maintenance program.

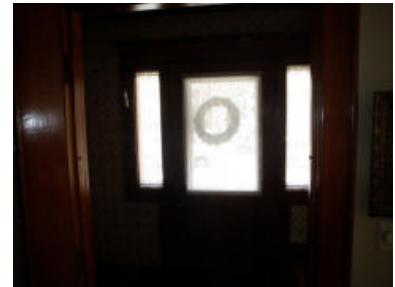
WINDOW CONDITION: **Action Necessary** - Both of the counterbalance ropes on the noted windows are missing. For safety reasons, these should be replaced immediately.

The areas where the jambs meet the sills on exterior doors are extremely susceptible to moisture damage from splash back. Poor maintenance in this area can lead to moisture damage at the trim, brickmold, jamb, sill, subfloor, floor covering, and rim joist areas. Regular inspections of these areas along with caulking and painting will keep the moisture damage to a minimum.

DOORS:

MAIN ENTRY DOOR:

Type: Solid core wood. Condition: Daylight was witnessed around the edge of the door-door slab did not seat tightly against the weather stripping. This will allow heat loss and drafts to leave and enter the home. Adjustments may be needed. There did not appear to be tempered glass in this door. The glass installed in a door should be tempered for safety. When tempered glass is broken it breaks into many very small pieces instead of large shards. CAUTION!!!



CRAWL SPACE

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

CRAWL SPACE:

ACCESSIBILITY:

Crawl space is partially accessible.

Crawl Spaces SHOULD be insulated but NOT with fiberglass. According to building scientist and independent organizations such as Advanced Energy and Habitat for Humanity, the right way to deal with a crawl space is to seal off the ground floor and foundation with a durable vapor barrier and seal off the outside air completely. The next step would be to condition the crawlspace. Once this is done the crawlspace is just like another part of the building (i.e. basement). Now the walls could be insulated with foam board or spray foam depending on the outside grade of the crawlspace.

Remove wood debris and trash from the crawl space area.



VAPOR BARRIER:

There is no vapor barrier present. This is normally a 6 mil visqueen (plastic sheathing) that is laid on top of the dirt floor to keep moisture from seeping through the dirt and into the crawl area, causing moisture damage and mold.

FOUNDATION WALLS - TYPE:

Stone.

WALL CONDITION:

Appears serviceable.

BEAMS:

Beams are not fully visible.

RIM JOIST

Fiberglass insulation is present in the rim joist area. This type of insulation, although is better than nothing, does allow air to move through it. Also, in these tight cavities it is easy to pack the fiberglass in too tight or compress it, which causes it to lose much of its insulating properties.

FLOOR JOIST TYPE:

2x10.

FLOOR JOIST CONDITION:

This item is not fully visible.

OTHER OBSERVATIONS:

Insulation in floor is installed backwards
Debris noted in crawlspace.



BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

SLAB ON GRADE:

CONDITION:

**BASEMENT:**

ACCESSIBILITY:

Basement is fully accessible.

BASEMENT WALLS - TYPE:

Stone, Brick.



CONDITION:

Staining was observed: Evidence of prior water penetration is noted- Seen under windows and at some corners.

BEAMS:

Steel beam-satisfactory
Other beams not viewable.

RIM JOIST

Not viewable due to wood ceiling.



FLOOR JOIST TYPE:

2x10.



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FLOOR JOIST CONDITION:

At least one floor joist has been notched - this jeopardizes the structural integrity of the joist and is not recommended.



BASEMENT FLOOR AND DRAINAGE:

Appears serviceable.

OTHER OBSERVATIONS:

Asbestos pipe insulation noted
Mold/mildew noted on ceiling bead board.
Cracked glass in basement windows.



HVAC SYSTEM

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible.

The inspector can not light pilot lights.

Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING DEVICE:

MANUFACTURER OF SYSTEM: Weil-McLain.

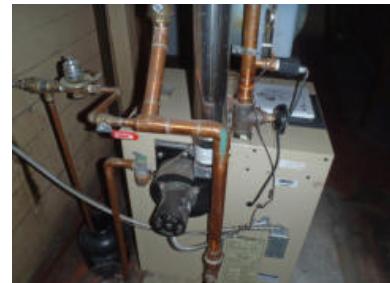


LOCATION OF UNIT:

Basement.

SYSTEM TYPE:

Hydronic heat-boiler with circulator pump and baseboards or radiators.



FUEL TYPE AND NOTES:

Natural Gas.

CAPACITY OF UNIT:

167,000 BTUs.



APPROXIMATE AGE IN YEARS: 2002-2005.

VISUAL CONDITION OF UNIT: Appears operational.

OPERATION OF UNIT:

Burner Flame(s) appear typical and no signs of immediate concerns. Soot/Charring noted in burn chamber. Unit may need tuning up.


BOILER CIRCULATOR PUMP:

Appears Serviceable.


COMBUSTION AIR:

Inadequate-there was no dedicated intake air for this unit/area.

THERMOSTAT:

We recommend upgrading to a programmable type thermostat to encourage energy savings.

GENERAL COMMENTS:

This appears to be a two zone system as identified by the two circulator pumps.



Possible asbestos containing material - Pipe wrap.



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Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN WATER SOURCE:

Water Source:

City/Municipal.

City Main Line Material:

The main service line to the structure is galvanized. Galvanized waterlines can corrode/scale from the inside out, eventually reducing or even plugging the pipe. Pressure and volume loss are both effects from this process. Eventually a galvanized main water line will need to be replaced-typically a soft copper line is used and this can be a costly procedure.



Our inspections are typically performed in the middle of the day, when the city pressure is at its peak. At 7am when everyone is showering before work, the pressure may be reduced causing a more drastic change in both pressure and volume of water.

Main Water Pipe Size:

There is not yoke on this meter-indicates it is very old.

1" water service line from the well or meter to the main cutoff.

SUPPLY LINES:

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly galvanized. There is some older galvanized water piping installed. At some time the galvanized piping will need to be replaced. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed. Some copper noted.



Condition:

Leaks noted at above stairway on galvanized line. Copper/Galvanized piping contact is noted. Correction is recommend. A major loss of water volume occurs when using multiple fixtures.



Exterior Hose Bibs Functional:

Galvanized plumbing.

Functional Supply:

There is some reduction in functional water flow, but it is not restricted enough to warrant repairs at this time. It may be due to the incoming water service line size, pressure, or a restriction in the water line. Typically, this is associated with older galvanized pipes.

Location of Leak in Supply Line: Above stairway on galvanized line.



WASTE LINES

Sewage Disposal Type: This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.

Public Sewer System Public Sewer Line-The condition of the drain/waste pipe (or sewer lead) from the home to the main municipal line is undeterminable. The only way to determine the condition of this pipe is to snake the line with a sewer inspection camera (at an additional cost). This is outside the scope of this inspection and should be pursued by you the purchaser if it is a concern. Many of these lines, especially older clay lines, will get infested with tree roots which can cause slow drains and even complete blockage and back ups. Routine, professional, drain cleaning should become part of the preventative maintenance plan for this house.



Waste Line Materials

PVC-rigid plastic pipe (generally white in color). There is also some cast iron piping installed.

Waste Piping Condition:

Majority of waste lines are not viewable.

Vent Piping Material

The vent material, as it passes through the roof, is cast iron.

Vent Piping Condition:

Suspect flashing noted.

Supply/Waste Piping Supports:

Majority of waste lines are not viewable.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

WASTE AND SUMP PUMPS:

Sewage Ejector Pump Installed:

No.

Sump Pump:

No - There is no sump pump installed. This does not mean that there is no need for one.

ADDITIONAL PLUMBING ITEMS:

Water Odor Present:

No odor noted during the inspection.

Water Softener:

There is currently no water softener installed on this plumbing system. Determination of necessity for a water treatment system is outside of this inspection's scope of work.

WATER HEATER:

Location:

Basement.



Brand Name:

A.O. Smith.

Serial Number: MB00-0077659-246.
Manufactured Date: 2000.
Tank Capacity: A 40 gallon water heater is installed.
Fuel Source for Water Heater: The water heater is gas-fired.
Exposed Water Heater Condition: Satisfactory - no signs of damage at exterior of the unit.
Firebox Condition
 The underside of the tank appears to be in normal condition in relation to its age.



Drip Leg Installed for Natural Gas-Fired Unit: Yes - There is a drip leg installed on the incoming gas line to the water heater.
Gas Valve: Gas leak noted at old valve.
Flue/Exhaust Pipe Condition: Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.
Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.
Water Heater Valve Installed: Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
Temperature Controls: Temperature controls for the most economical and relatively safe condition would be set at 120 to 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.
Drain Valve: Yes - There is a drain valve installed on the lower side of the water heater.
Temperature & Pressure Relief Valve: Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
Water Heater Insulation Jacket: No.
Overall Condition: Satisfactory - Unit was functioning at the time of the inspection.

Natural Gas Lines and Meter

ADDITIONAL PLUMBING ITEMS: Galvanized gas line section noted-this is not recommended for gas line.
 Unsupported gas lines noted.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

EXTERIOR MAIN POWER SOURCE

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.



Service/Entrance/Meter:

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

MAIN POWER PANEL & CIRCUITRY

Main Panel Location:

The main panel is mounted at the exterior of house with a sub panel installed in the basement.



Main Power Panel Size:

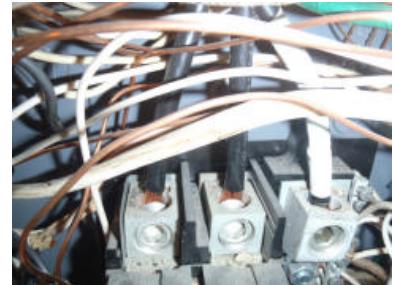
150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Main Entrance Cable:

Copper.



Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

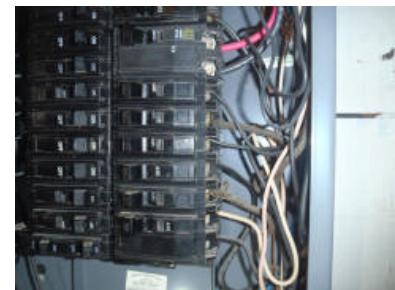
Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Labels Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.



Breaker/Fuse to Wire Compatibility:

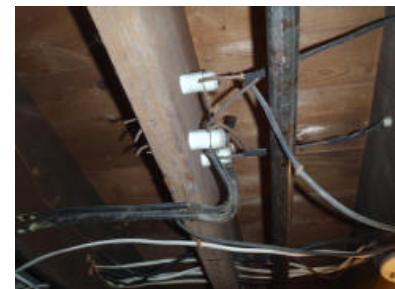
Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Branch or Circuit Wiring Type:

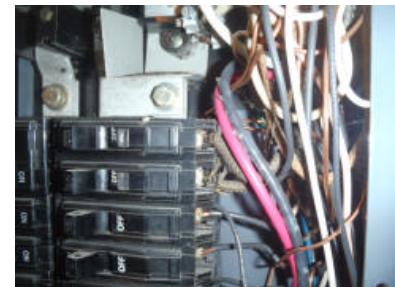
The house has existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed. Old cloth wiring also noted-this is a two wire system that does not have a ground for each device.



Circuit Wiring Condition:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.

Aluminum wiring at the 110 volt circuits noted. Beginning in 1965 and continuing through the mid-70's, aluminum was often used in branch circuit wiring as a replacement for scarce and expensive copper. However, there were serious fires reported as a result. Problems occur where small-gauge solid aluminum is used in 120-volt circuits (stranded aluminum in larger guages is considered safe). The solid aluminum wires tend to expand, vibrate and move out from the terminal screws. Aluminum wire also tends to corrode (oxidize) at the connections. Both of these conditions create poor connections and serious overheating problems at outlets switches, and at major appliances. Recommend that ALL aluminum wiring be checked by a qualified licensed electrician familiar with aluminum wiring.



The house has existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed.

Ground Fault Protected Outlets:

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

Wire Protection/Routing:

Action Necessary - It is recommended that some portions of the visible wiring be reinstalled or secured. A safety hazard may exist. Services of a qualified licensed

CONDITION:

electrician are needed.

The third prong on an outlet is commonly referred to as the ground, and it provides an alternate path for electricity that may stray from an appliance or product. This is an important safety feature that has been required since 1962, which minimizes the risk of electric shock, and allows surge protectors to protect your electrical equipment, such as televisions, computers, stereos, and other devices. Some grounded type outlets did not appear to be properly grounded. Reverse polarity is noted. A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct. Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go the silver screw. When these wires are switched, this is called "reverse polarity". TURNING OFF THE POWER and switching the wires will correct the problem.



Several live knob and tube circuits noted - recommend contracting an electrician to get an estimate to update the wiring.

There is also an old bus fuse type switch mounted on the wall.

Smoke Detectors:

We suggest additional smoke detectors be installed in appropriate locations.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

ELECTRICAL SYSTEMS

Electrical Service:

GARAGE:

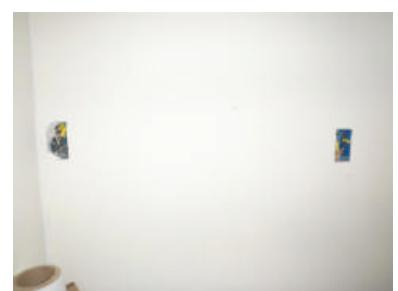
Knob and tube wiring
 Bus fuse panel (30 amp fuses)
 Unsecured and unprotected wiring noted.
 Recommend having an electrician upgrade the electrical system.



Electrical Outlets:

LAUNDRY:

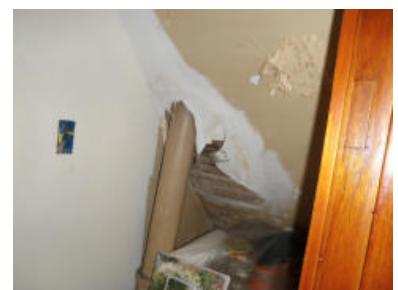
2-prong ungrounded outlets-suggest upgrading to grounded outlets near metal appliances and GFCI protected outlets near (within six feet) water. The noted outlet has the hot and neutral wires reversed.



There is an unprotected wire behind washer/dryer.



Exposed junction box in closet.



FOYER

none.

DINING ROOM

2-prong ungrounded outlets.

LIVING ROOM

2-prong ungrounded outlets.

DEN/STUDY/FAMILY ROOM

The noted 3-prong outlet is not grounded. This is an unsafe condition.

OFFICE

Satisfactory - 2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

Poor electrical practices - extension cord run through wall.

ROOM 1

2-prong ungrounded outlets. The noted 3-prong outlet is not grounded. This is an unsafe condition.

ROOM 2

Only two outlets. 2-prong ungrounded outlets.

ROOM 3

2-prong ungrounded outlets.

ROOM 4

Wire mold hiding wires to grounded outlets. This indicates do-it-yourself wiring.



ROOM 10

Recommend GFCI at outlet near sink.

Light Switch:

FOYER

Satisfactory - The light and light switch were functional at the time of the inspection.

DINING ROOM

Satisfactory - The light and light switch were functional at the time of the inspection.

LIVING ROOM

No switch noted in this room-switch for ceiling light is in parlor.

DEN/STUDY/FAMILY ROOM

Satisfactory - The light and light switch were functional at the time of the inspection.

OFFICE

Satisfactory - The light and light switch were functional at the time of the inspection.

ROOM 1

Switch is for living room - no switched lights. Wall sconce has a switch on the fixture.

ROOM 2

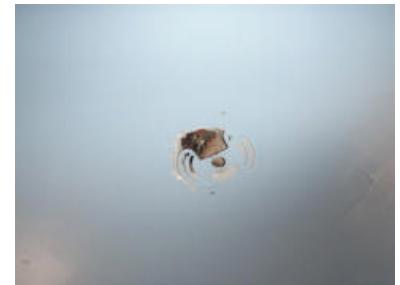
No switch or light fixture in this room.

ROOM 3

No switch or light fixture in this room.

ROOM 4

No switch or fixture - missing cover noted.



ROOM 10

Satisfactory - The light and light switch were functional at the time of the inspection.



INSPECTION STANDARDS

TABLE OF CONTENTS

Section

1. Introduction
2. Purpose & Scope
3. General Limitations & Exclusions
4. Structural Components
5. Exterior
6. Roofing
7. Plumbing
8. Electrical
9. Heating
10. Central Air Conditioning
11. Interiors
12. Insulation & Ventilation

Note: Underlined words are defined in the Glossary.

1. INTRODUCTION

1.1 These Standards were developed by a not-for-profit professional society established in 1976 whose volunteer membership consists of private fee-paid home inspectors. Their objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public.

1.2 These Standards of Practice:

- A. Provide inspection guidelines.
- B. Make public the services provided by private fee-paid inspectors.
- C. Define certain terms relating to these inspections.

2. PURPOSES AND SCOPE

2.1 Inspections performed to these guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:

- A. Observe readily accessible installed systems and components listed in these Standards.
- B. Submit a written report to the client, which shall:
 1. Describe those components specified to be described in sections 4-12 of these Standards.
 2. State which systems and components designated for inspection in these Standards have been inspected.
 3. State any systems and components so inspected, which were found to be in need of immediate major repair.

2.3 These Standards are not intended to limit inspectors from:

- A. Reporting observations and conditions in addition to those required in Section 2.2.
- B. Excluding systems and components from the inspection if requested by the Client.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

- A. Inspections done in accordance with these Standards are visual and are not technically exhaustive.
- B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.



3.2 General exclusions:

- A. Inspectors are NOT required to report on:
 - 1. Life expectancy of any component or system.
 - 2. The causes of the need for a major repair.
 - 3. The methods, materials and costs of corrections.
 - 4. The suitability of the property for any specialized use.
 - 5. Compliance or non-compliance with applicable regulatory requirements.
 - 6. The market value of the property or its marketability.
 - 7. The advisability or inadvisability of purchase of the property.
 - 8. Any component or system that was not observed.
 - 9. The presence or absence of pests such as wood damaging organisms, rodents, or insects.
 - 10. Cosmetic items, underground items, or items not permanently installed

B. Inspectors are NOT required to:

- 1. Offer or perform any act or service contrary to law.
- 2. Offer warranties or guarantees of any kind.
- 3. Offer or perform engineering, architectural, plumbing, or any other jobfunction requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license in which case he/she may inform the client that he/she is so licensed, and is therefore qualified to go beyond the ASHI Standards of Practice, and for an additional fee, perform additional inspections beyond those within the scope of the basic inspection.
- 4. Calculate the strength, adequacy, or efficiency of any system or component.
- 5. Enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons.
- 6. Operate any system or component, which is shut down or otherwise inoperable.
- 7. Operate any system or component, which does not respond to normal operating controls.
- 8. Disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.
- 9. Determine the presence or absence of any suspected hazardous substance including but not limited to toxins, carcinogens, noise, contaminants in soil, water, and air.
- 10. Determine the effectiveness of any system installed to control or remove suspected hazardous substances.
- 11. Predict future conditions, including but not limited to failure of components.
- 12. Project operating cost of components.
- 13. Evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The inspector shall observe:

- A. Structural components including:
 - 1. foundations
 - 2. floors
 - 3. walls
 - 4. columns
 - 5. ceilings
 - 6. roofs

4.2 The inspector shall:

- A. Describe the type of:

1. Foundation
 2. Floor structure
 3. Wall structure
 4. Columns
 5. Ceiling structure
 6. Roof structure
- B. Probe structural components where deterioration is suspected. However probing is NOT required when probing would damage any finished surface.
- C. Enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.
- D. Report the methods used to observe under floor crawl spaces and attics.
- E. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

5. SYSTEM: EXTERIOR

5.1 The inspector shall observe:

- A. Wall cladding, flashings and trim.
- B. Entryway doors and representative number of windows.
- C. Garage door operators.
- D. Decks, balconies, stoops, steps, areaway, and porches including railings.
- E. Eaves, soffits and fascias.
- F. Vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The inspector shall:

- A. Describe wall cladding materials.
- B. Operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
- C. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The inspector is NOT required to observe:

- A. Storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
- B. Fences.
- C. Safety glazing.
- D. Garage door operator remote control transmitters.
- E. Geological conditions.
- F. Soil conditions.
- G. Recreational facilities.
- H. Outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The inspector shall observe:

- A. Roof coverings.
- B. Roof drainage systems.
- C. Flashings.
- D. Skylights, chimneys and roof penetrations.
- E. Signs of leaks or abnormal condensation on building components.

6.2 The inspector shall:

- A. Describe the type of roof covering materials.
- B. Report the methods used to observe the roofing.



6.3 The inspector is NOT required to:

- A. Walk on the roofing.
- B. Observe attached accessories including but not limited to solar systems, antennae, and lightening arrestors.

7. SYSTEM: PLUMBING

7.1 The inspector shall observe:

- A. Interior water supply and distribution system including:
 - 1. Piping materials, including supports and insulation.
 - 2. Fixtures and faucets.
 - 3. Functional flow.
 - 4. Leaks.
 - 5. Cross connections.
- B. Interior drain, waste and vent system including:
 - 1. Traps; drain, waste, and vent piping; piping supports and pipe insulation.
 - 2. Leaks.
 - 3. Functional drainage.
- C. Hot water systems including:
 - 1. Water heating equipment.
 - 2. Normal operating controls.
 - 3. Automatic safety controls.
 - 4. Chimneys, flues, and vents.
- D. Fuel storage and distribution systems including:
 - 1. Interior fuel storage equipment, supply piping, venting, and supports.
 - 2. Leaks.
- E. Sump pumps.

7.2 The inspector shall:

- A. Describe:
 - 1. Water supply and distribution piping materials.
 - 2. Drain, waste, and vent piping materials.
 - 3. Water heater equipment.
- B. Operate all plumbing fixtures, including their faucets, and all exterior faucets attached to the house.

7.3 The inspector is NOT required to:

- A. State the effectiveness of anti-siphon devices.
- B. Determine whether water supply and waste disposal systems are public or private.
- C. Operate automatic safety controls.
- D. Operate any valve except toilet flush valves, fixture faucets and hose faucets.
- E. Observe:
 - 1. Water conditioning systems.
 - 2. Fire and lawn sprinkler systems.
 - 3. On-site water supply quantity and quality.
 - 4. On-site waste disposal systems.
 - 5. Foundation irrigation systems.
 - 6. Spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

8.1 The inspector shall observe:

- A. Service entrance conductors and distribution panels.
- B. Service equipment, grounding equipment, main over current device, main and distribution panels.
- C. Amperage and voltage ratings of the service.

- D. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages.
- E. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
- F. The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures.
- G. The operation of Ground Fault Circuit Interrupters.

8.2 The inspector shall:

- A. Describe:
 - 1. Service amperage and voltage.
 - 2. Service entry conductor materials.
 - 3. Service type as being overhead or underground.
 - 4. Location of main and distribution panels.
- B. Report any observed aluminum branch circuit wiring.

8.3 The inspector is NOT required to:

- A. Insert any tool, probe or testing device inside the panels.
- B. Test or operate any over current device except Ground Fault Circuit Interrupters.
- C. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panel.
- D. Observe:
 - 1. Low voltage systems.
 - 2. Smoke detectors.
 - 3. Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems.

9. SYSTEM: HEATING

9.1 The inspector shall observe:

- A. Permanently installed heating systems including:
 - 1. Heating equipment.
 - 2. Normal operating controls.
 - 3. Automatic safety controls.
 - 4. Chimneys, flues, and vents.
 - 5. Solid fuel heating devices.
 - 6. Heat distribution systems including fans, pumps, ducts, and piping, with supports, dampers, insulation, air filters, registers, radiators fan-coil units, convectors.
 - 7. The presence of an installed heat source in each room.

9.2 The inspector shall:

- A. Describe:
 - 1. Energy source.
 - 2. Heating equipment and distribution type.
- B. Operate the systems using normal operating controls.
- C. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The inspector is NOT required to:

- A. Operate heating systems when weather conditions or other circumstances may cause equipment damage.
- B. Operate automatic safety controls.
- C. Ignite or extinguish solid fuel fires.
- D. Observe:



1. The interior of flues.
2. Fireplace insert flue connectors.
3. Humidifiers.
4. Electronic air filters.
5. The uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The inspector shall observe:

- A. Central air conditioning including:
 1. Cooling and air handling equipment.
 2. Normal operating controls.
- B. Distribution systems including:
 1. Fans, pumps, ducts, and piping, with supports, dampers, insulation, air filters, registers and fan-coil units.
 2. The presence of an installed cooling source in each room.

10.2 The inspector shall:

- A. Describe:
 1. Energy sources.
 2. Cooling equipment type.
- B. Operate the systems using normal operating controls.
- C. Open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The inspector is NOT required to:

- A. Operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. Observe non-central air conditioners.
- C. Observe the uniformity or adequacy of cool-air supply to the various rooms

11. SYSTEM: INTERIORS

11.1 The inspector shall observe:

- A. Walls, ceilings, and floors.
- B. Steps, stairways, balconies, and railings.
- C. Counters and a representative number of cabinets.
- D. A representative number of doors and windows.
- E. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
- F. Sumps.

11.2 The inspector shall:

- A. Operate a representative number of primary windows and interior doors.
- B. Report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

11.3 The inspector is NOT required to observe:

- A. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors.
- B. Carpeting.
- C. Draperies, blinds, or other window treatments.
- D. Household appliances.
- E. Recreational facilities or another dwelling unit.



12. SYSTEM: INSULATION & VENTILATION

12.1 The inspector shall observe:

- A. Insulation and vapor retarders in unfinished spaces.
- B. Ventilation of attics and foundation areas.
- C. Kitchen, bathroom, and laundry venting systems.

12.2 The inspector shall describe:

- A. Insulation and vapor retarders in unfinished spaces.
- B. Absence of same in unfinished space at conditioned surfaces.

12.3 The inspector is NOT required to report on:

- A. Concealed insulation and vapor retarders.
- B. Venting equipment, which is integral with household appliances.

GLOSSARY

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

CENTRAL AIR CONDITIONING:

A system, which uses ducts to distribute, cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

COMPONENT:

A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.

CROSS CONNECTION:

Any physical connection or arrangement between potable water and any source of contamination.

DANGEROUS OR ADVERSE SITUATIONS:

Situations which pose a threat of injury to the inspector, and those situations which require use of special protective clothing or safety equipment.

DESCRIBE:

Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

DISMANTLE:

To take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance.

ENGINEERING:

Analysis or design work requiring extensive preparation and experience in the



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use of mathematics, chemistry, physics, and the engineering sciences.

ENTER:

To go into an area and to observe all visible components.

FUNCTIONAL DRAINAGE:

A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

FUNCTIONAL FLOW:

A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

HOUSEHOLD APPLIANCES:

Kitchen and laundry appliances, room air conditioners, and similar appliances.

INSPECTOR:

Any person who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

INSTALLED:

Attached or connected such that the installed item requires tools for removal.

NORMAL OPERATING CONTROLS:

Homeowner operated devices such as a thermostat, wall switch, or safety switch.

OBSERVE:

The act of making a visual examination.

ON-SITE WATER SUPPLY QUALITY:

Water quality is based on the bacterial, chemical, mineral, and solids content of the water.

ON-SITE WATER SUPPLY QUANTITY:

Water quantity is the rate of flow of water.

OPERATE:

To cause systems or equipment to function.

PRIMARY WINDOWS AND DOORS:

Windows and/or exterior doors that are designed to remain in the respective openings year round and not left open for the entire summer.

READILY OPERABLE ACCESS PANEL:

A panel provided for homeowner inspection and maintenance which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.

RECREATIONAL FACILITIES:

Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

REPRESENTATIVE NUMBER:



HOME SERVICES 438 W. Seventh St. Traverse City, MI 49684 Phone: 231-929-4528 FAX: 231-929-5181 Cell: 231-218-8155

For multiple identical components such as windows and electric outlets - one such component on each side of the building.

ROOF DRAINAGE SYSTEMS:

Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

SAFETY GLAZING:

Tempered Glass, laminated glass, or rigid plastic.

SHUT DOWN:

A piece of equipment or a system is shut down when it cannot be operated by the device or control which a home owner should normally use to operate it. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

SOLID FUEL HEATING DEVICE:

Any wood, coal, or other similar organic fuel-burning device, including but not limited to fireplaces whether masonry or factory-built, fireplace inserts and stoves, woodstoves (room heaters,) central furnaces, and combinations of these devices.

STRUCTURAL COMPONENT:

A component which supports non-variable forces or weighs (dead loads) and variable forces or weights (live loads.)

SYSTEM:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:

An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

UNDERFLOOR CRAWL SPACE:

The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.