Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the National Association of Home Inspectors.

This home inspection report prepared specifically for:

John and Sue Smith
11378 Main Street
Muskegon, MI 49445

Inspected by: **Shawn Waruszewski**

HEMLOCK HOMES LLC
Inspection Services

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About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See “Terminology” below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE
The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT
The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE
The item could not be inspected due to physical limitations.

DEFECTIVE
The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD
Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN
Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN
Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE
Any item identified as maintenance is to be considered normal or routine in maintaining a home.

HEMLOCK HOMES LLC
Inspection Services

NACHI

PROPERTY / CLIENT INFORMATION

Report Date: 3/21/2008

Customer File #
Buyers Agnt **Karyn Moss**
Buyer **John and Sue Smith**
Address: **2329 Park**
Muskegon , MI 49445
Phone: **231-343-9872**
Fax:
Email: **smith@email.com**

Inspection location: **11378 Main Street**
Muskegon , MI 49445
Phone: **231-343-99872**
County: **Muskegon**
Area/Neighborhood:

Send report to: **smith@email.com**
Sub-division:

GENERAL INFORMATION

Main entry faces: **North**
Estimated Age: **50-60**
Type Structure: **Two Story Single Family Home**
Stories:
Type Foundation: **Full Basement**
Soil condition: **Frozen**

Weather: **Overcast** Temp: **low 30's**
Date: **3/21/2008** Time: **1:39:33 PM**

Unit occupied: **no** Client present: **no**
Attendees:
General Overview

This 1950's era home has had several additions and is in current need of some repairs, cleaning and updating.

Inspector: _____

Shawn Waruszewski **107052101**

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Defective	Recommend evaluation by roofing contractor	Major Concern
2	Ventilation:	Defective	Recommend evaluation by roofing contractor	Major Concern
3	Flashings:	Acceptable		
4	Skylights:	Acceptable		
5	Chimneys:	Acceptable	No action required	
6	Gutter system:	Not Present		
7	Solar Collectors :	Not Present		
8	Solar Collectors :			

INFORMATION

9	Main roof age:	6-10 Appears at Mid-Life Condition	14	Ventilation:	Combination Gable and Ridge
10	Other roof age:		15	Chimney:	Brick
11	Inspection method:	Walked entire roof	16	Chimney flue:	Block
12	Roof covering:	Asphalt Shingle	17	Gutters:	None
13	Roofing layers:	1st	18	Roof Style :	Gable

ROOF COMMENTS

18 **Any type of flashing or valley creates a greater risk of roof leaks or wear. Check all roof penetrations and connections on a regular basis and seal any openings.**

Asphalt shingle is the most common type of roof covering. It is a practical, cost effective covering if installed on an average pitch roof.

From the edge of the roof, it appears there is one layer of roofing. if this is true, it is ideal for longevity and roof appearance.

Even under ideal conditions the majority of the roofing materials are concealed and cannot be viewed for inspection. Minor leaks can be expected on any roof at some point in its life. Occasional inspections and maintenance are needed.

Properly installed gutters and down spouts will collect the roof water and discharge it at least six feet from the foundation. This reduces weathering of the homes exterior, and will keep the foundation drier and more stable.

I noticed while on the roof several areas that had nails pounded through the shingles. This will most likely cause a problem down the road. This is an invite for water infiltration.

Other areas have shingles torn, missing or loose. Also, two areas on the ridge vent are loose, an exhaust vent is loose, and another spot needs some flashing to protect the house from further water infiltration.

INSPECTION PHOTOS

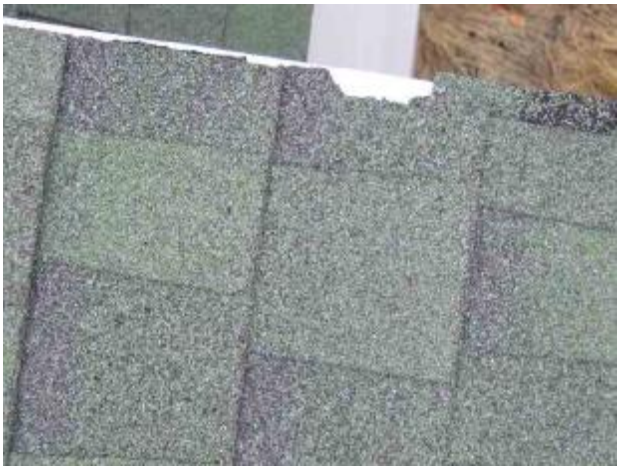
Roof **# R**

This hole really needs to be fixed. Water infiltration is imminent.

Roof **# R**

This vent is loose. Water can infiltrate.

Roof **# R**



Several areas the shingles look to be torn off

Roof **# R**

Cracked, broken shingles on roof cap.

Roof **# R**

Ridge vent is loose

Roof **# R**

Shingle missing on the corner

INSPECTION PHOTOS

Roof **# R**

Roof **# R**

Several nails pounded into exposed shingles

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry it's weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	Defective	Repair	Minor Concern
2	Trim/fascias/soffits:	Defective	Needs painting	Maintenance Item
3	Veneer:	Not Present	No action required	
4	Doors:	Defective	Replace the walkout jamb	Minor Concern
5	Windows:	Acceptable	No action required	
6	Hose faucets:	Not Inspected	Monitor	
7	Electrical cable:	Acceptable	No action required	
8	Exterior electrical:	Acceptable	No action required	

INFORMATION

9	Siding type:	Vinyl	13	Window Type:	Double Hung & Casement
10	Veneer type:	None			
11	Trim/fascias type:	Wood	14	Window material:	Wood & Vinyl
12	Door type:	Insulated Metal	15	Electric service cable:	Overhead

EXTERIOR COMMENTS

16 **Any spot on the home where siding is cracked, or has a hole need to be patched at least. This will help to keep water out as well. Corners need to overlap some to keep water out. Loose fixtures need also be firmly attached to the house.**

The front porch needs to be scraped or sanded and repainted. This will protect the wood and keep broken paint chips out of the house. The door jamb to the walk out is rotting, and will need to be replaced eventually.

The hole in the foundation as seen in the photos needs to be filled. I did not see any blocks that actually where broken or cracked. However, there are some cracks in the mortar. This is fairly common.

INSPECTION PHOTOS

Exterior **# EX**

Cracked siding below this dryer vent.

Exterior **# EX**

This fixture is loose and should be reattached.

Exterior **# EX**

Broken trim.

Exterior **# EX**

The siding has been painted. The holes should be patched.

Exterior **# EX**

The front porch paint is flaking and should be scraped and repainted.

Exterior **# EX**

Loose grout is evident on the foundation.

INSPECTION PHOTOS

Exterior **# EX**

The gas meter is on the end of the house.

Exterior **# EX**

Retaining wall.

Exterior **# EX**

Door casing at the basement is rotted on the bottom.

Exterior **# EX**

This corner trim should overlap to keep water out.

Exterior **# EX**

This vent pipe needs to be filled in.

Exterior **# EX**

Broken trim.

INSPECTION PHOTOS

Exterior **# EX**

A large gap in the trim.

Exterior **# EX**

Electrical grounding rod is located here.

Exterior **# EX**

Electrical meter is here.

Exterior **# EX**

The electrical service mast looks good and the wires droop to help keep out water.

Exterior **# EX**

Missing shingles at the end of this eve.

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	**Acceptable**	**No action required**	
2	Trees & shrubs:	**Defective**	**Remove**	**Minor Concern**
3	Walks & Steps:	**Acceptable**	**No action required**	
4	Porch/Deck	**Acceptable**	**Paint as needed**	
5	Driveway:	**Acceptable**	**No action required**	
6	Retaining walls:	**Acceptable**	**No action required**	
7	Lot Drainage :	**Acceptable**	**No action required**	
8	Sea Walls :	**Not Present**		

INFORMATION

9	Walks & Steps:	**Wood**	13	Porch:	**Wood**
10	Patio:	**Wood**	14	Location:	**Front**
11	Location:	**Rear**	15	Retaining walls:	**Wood**
12	Driveway:	**Gravel**	16	Enter Value:	

GROUNDS & DRAINAGE COMMENTS

17 **The ground seems high and dry. It looks like it will drain well enough.**

The spruce trees planted only a few feet away from the house will surely cause damage to both to the foundation as well as the siding, possibly the roof and windows too. They need to be removed.

INSPECTION PHOTOS

Grounds & Drainage **# GD**

Well is located in back.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	**Not Present**		
2	Heating operation:	**Acceptable**	**No action required**	
3	System back-up:	**Not Present**		
4	Exhaust system:	**Acceptable**	**No action required**	
5	Distribution:	**Acceptable**	**No action required**	
6	Thermostat:	**Acceptable**	**No action required**	
7	Gas Piping:	**Acceptable**	**No action required**	
8	Heat Exchanger:	**Acceptable**	**No action required**	
9	Humidifier:	**Not Present**		
10	Filter:	**Not Present**	**Approximately 24x13x1**	

INFORMATION

11	# Heating Units:	**1**	18	# Cooling Units:	**0**
12	Heating Types:	**Forced Air & Baseboard**	19	A/C Types:	
13	Heating Ages:	**New** years	20	A/C age:	
14	Heating Fuels:	**Gas**	21	Filter:	
15	Distribution:	**Ductwork**	22	Heat Source Mfg.	**Goodman**
16	Duct Insulation Type:	**None**	23	A/C Source Mfg.	
17	Gas Shutoff Location:	**Right side of unit**			

HEATING & COOLING COMMENTS

24 **Its important to have your HVAC system checked yearly by a qualified heating professional. A home inspection is a general evaluation, but should not be used as a substitute for an annual heating inspection. Have the furnace checked- preferably before cold weather hits- to prevent carbon monoxide leaks and other potential problems and to give yourself enough time to make any repairs if necessary.**

The furnace needs a filter.

The furnace is a Goodman Model # GKS90904CXAE
Serial # 0802021962
BTU - 92,000

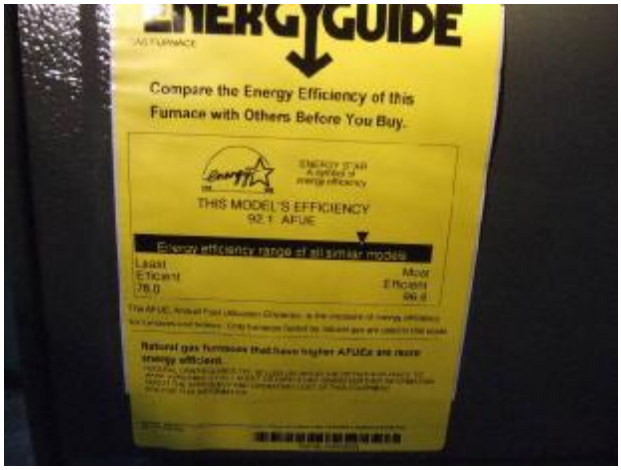
There is an electric baseboard heater upstairs. It does not work.

INSPECTION PHOTOS

HVAC **# HC**

Gas shut off is located on the side of the furnace.

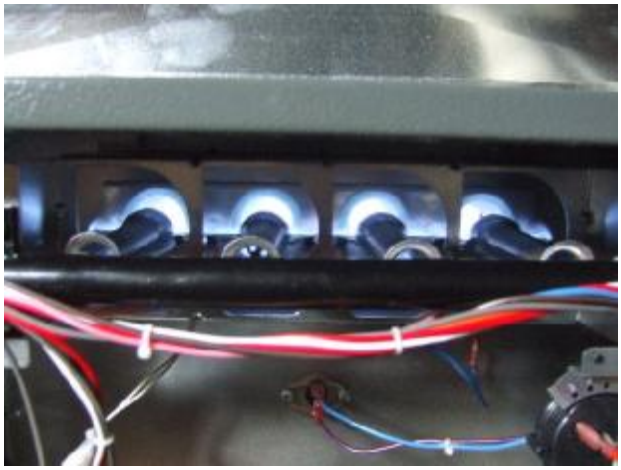
HVAC **# HC**



This appears to be a fairly efficient model.

HVAC **# HC**

HVAC **# HC**



Shot of heat entering the exchanger.

HVAC **# HC**

Furnace filter is missing.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water.
All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	**Acceptable**	**No action required**	
2	Waste/vent pipes:	**Acceptable**	**No action required**	
3	Funct'l water flow:	**Acceptable**	**No action required**	
4	Funct'l waste drain:	**Acceptable**	**No action required**	
5	Well system:	**Acceptable**	**No action required**	
6	Septic system:	**Acceptable**	**No action required**	
7	Water heater:	**Defective**		
8	TPR Valve:	**Acceptable**	**No action required**	

INFORMATION

9 Water supply represented as: **Private well**

10 Supply pipes: **Copper**

11 Pipe insulation type: **None**

12 Water Shutoff Location: **Basement**

13 Well location: **South**

14 Waste system represented as: **Private Septic System**

15 Septic location: **North**

16 Waste/Vent pipes: **Combination of Copper & Plastic**

17 Water Heater Manf.: **Richmond**

18 Water Heater Gallons: **50** Age: **1-5** years

19 Water Heater Fuel: **Gas**

PLUMBING COMMENTS

20 **The plumbing looks generally fine, and everything works well.**

A shower head is missing.

I could not get the water heater started.

The water heater is made by Richmond and holds 50 gallons, and burns 40,000 BTU
Model # 12G50-40F1
Serial # RMLN0906502027
Manufactured 09/2006

INSPECTION PHOTOS

Plumbing **# P**

The grout falling away from this line should be patched.

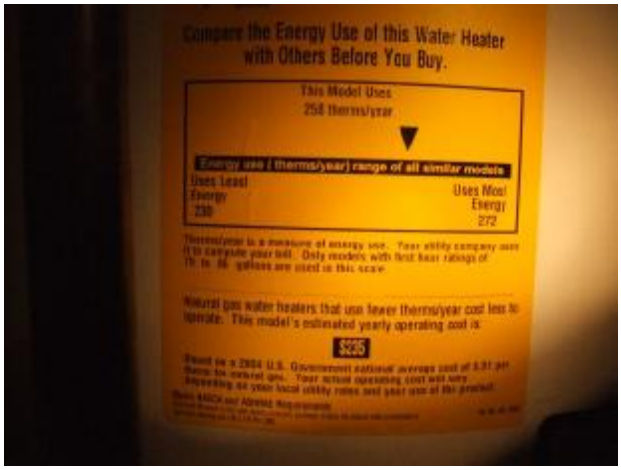
Plumbing **# P**

This is where water is supplied to the house.

Plumbing **# P**

Water shut off to water heater is on the right side.

Plumbing **# P**



Water heater uses about $235 worth of gas per year.

Plumbing **# P**

Main water shut off is located in the center of this photo.

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	Defective	Repair	Safety Hazard
2	Ground:	Acceptable	No action required	
3	GFCI:	Acceptable	No action required	
4	Amperage:	Acceptable	No action required	Safety Hazard
5	Wiring:	Defective	Repair	
6	Enter Value:			
7	Enter Value:			
8	Enter Value:			

INFORMATION

9	Amps:	125	14	Branch circuit wiring:	Copper
10	Volts:	120/240	15	Grounding:	Water Pipes & Ground
11	Main box location:	Basement	16	Ground fault protection at:	Basement, Baths, Kitchen, Exterior & Garage
12	Main Disconnect:	Basement	17	Main box type:	Breakers
13	Main service conductor:	Copper	18	Wiring type:	Romex

ELECTRICAL SYSTEM COMMENTS

19 **The main service panel has a puddle of water under it. This is extremely dangerous. There is also a loose breaker not attached to the service panel which is wired and live.**

There are many old style 2 prong outlets. Many receptacles and switch plate covers are missing and need to be added.

Loose/ exposed wires are visible throughout the house. These really need to be taken care of.

INSPECTION PHOTOS

Electrical **# EL**

This wired up breaker is hazardous.

Electrical **# EL**

This baseboard heater is not working.

Electrical **# EL**

Broken receptacle covers should be replaced.

Electrical **# EL**

Several old outdated receptacles still exist.

Electrical **# EL**

This needs a cover.

Electrical **# EL**

All outlets and receptacles need covers.

INSPECTION PHOTOS

Electrical **# EL**

Exposed hanging wires are not safe.

Electrical **# EL**

The electric service panel is located above a standing water issue.

Electrical **# EL**

The panel appears correctly wired, however, this breaker hanging out is dangerous.

Electrical **# EL**

Electrical ground to the water line.

Electrical **# EL**

Exposed wiring.

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	KITCHEN			
1	Walls/ceiling/floor:	**Acceptable**	**No action required**	
2	Doors & windows:	**Acceptable**	**No action required**	
3	Heating & cooling:	**Acceptable**	**No action required**	
4	Cabinets/shelves:	**Acceptable**	**No action required**	
5	Sink plumbing:	**Defective**	**Repair**	**Minor Concern**
	APPLIANCES			
6	Disposal:	**Not Present**		
7	Dishwasher:	**Not Present**		
8	Jenn-Aire Range:	**Not Present**		
9	Exhaust fan:	**Not Present**		
10	Microwave:	**Not Present**		
11	Refrigerator :	**Not Present**		
12	Ice-Maker :	**Not Present**		
13	Range/oven:	**Not Present**		
14	Gas or electric?			
	LAUNDRY			
15	Walls/ceiling/floor:	**Defective**	**Repair**	**Minor Concern**
16	Doors & windows:	**Acceptable**	**No action required**	
17	Washer plumbing:	**Acceptable**	**No action required**	
18	Sink plumbing:	**Not Present**		
19	Cabinets/shelves:	**Acceptable**	**No action required**	
20	Heating & cooling:	**Acceptable**	**No action required**	
21	Dryer vent:	**Acceptable**	**No action required**	
22	Enter Value :			
23	Enter Value :			
24	Dryer service:	**Acceptable**	**No action required**	
25	Gas or electric?	**Gas**		

KITCHEN AND LAUNDRY COMMENTS

26 **The tile and grout at the wet bar needs some attention.**

The plumbing under the sink in the kitchen has a line coming out of it, and needs to be repaired.

A receptacle in the kitchen looks to have caught fire once.

The floor in the laundry room is a little spongy, and the holes in the walls and floor need to be repaired.

INSPECTION PHOTOS

Kitchen & Laundry **# K**

Kitchen & Laundry **# K**

This line may have been a discharge for a dish washer.

Kitchen & Laundry **# K**

This receptacle has obviously over heated. It should be replaced.

Kitchen & Laundry **# K**

The dryer is set up for gas.

Kitchen & Laundry **# K**

An electrical box formerly occupied this hole.

Kitchen & Laundry **# K**

Hole in the floor. Possibly a former water discharge line.

INSPECTION PHOTOS

Kitchen & Laundry **# K**

Any holes in the walls should be filled. This looks like a former dryer vent hole.

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Menu

Bathrooms

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Walls, ceiling, floor:	**Defective**	**Repair**	**Minor Concern**
2	Doors & windows:	**Defective**	**Repair**	**Minor Concern**
3	Heating & cooling:	**Acceptable**	**No action required**	
4	Cabinets & counter:	**Defective**	**No action required**	
5	Vents:	**Acceptable**	**No action required**	
6	Sinks:	**Defective**	**Replace**	
7	Toilets:	**Defective**	**Repair**	
8	Tubs:	**Acceptable**	**No action required**	
9	Showers:	**Defective**	**Repair**	
10	Hair Dryer:	**Not Present**		

BATHROOMS INSPECTED

11 # of Half baths: **12** # of Full baths: **2** **13** # of 3/4 baths:

BATHROOM COMMENTS

14 **Holes are present in the walls, and upstairs a wall tile is missing, and the upstairs door is hard to close.**

A shower head is missing, the sink downstairs is cracked, the toilets should be caulked.

Both vanities look like they have water damage.

INSPECTION PHOTOS

Bathroom **# B**

Shower head needs to be installed.

Bathroom **# B**

I am not sure why this was caulked.

Bathroom **# B**

This toilet should be re caulked.

Bathroom **# B**

The line you see is a crack in the sink.

Bathroom **# B**

The rippled wood in the bottom of this cabinet is from standing water.

Bathroom **# B**

This tile needs to be replaced.

INSPECTION PHOTOS

Bathroom **# B**

Bathroom **# B**

Bathroom **# B**

The staining of the tub could mean water with a high mineral content.

Bathroom **# B**

The toilets should be caulked around the bottom.

Bathroom **# B**

A past water problem was noticed. The raised rippled wood is a good indicator.

Bathroom **# B**

This door requires extra force to close.

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Walls, ceiling, floor:	**Defective**	**See comments below**	**Minor Concern**
2	Doors & windows:	**Defective**	**Repair**	
3	Heating & cooling:	**Acceptable**	**No action required**	
4	Cabinets & counter:	**Acceptable**	**No action required**	
5	:			
6	Fireplc/woodstove:	**Defective**	**Repair**	
7	Smoke detectors:	**Not Inspected**		
8	CO detectors:	**Not Present**		
9	Stairs/balcony/rails:	**Defective**	**Repair**	
10	Living Room:	**Acceptable**		

INFORMATION

11 Rooms inspected:

Bedrooms #: **4**

Dining Room
Family Room
Bonus Room

12 Walls & ceilings: **Sheet rock and plaster**

13 Floors: **Carpet, vinyl, tile & hardwood**

14 Number of wet bars: **1**

15 Number of fireplaces/woodstoves: **1**

16 Fuel source: **Natural Gas**

INTERIOR ROOM COMMENTS

17 **Please read the comments on the photo pages. There are several photos which will be easier to match the details as you look at the pictures.**

INSPECTION PHOTOS

Interior Room **# IR**

This switch is not properly working and needs to be replaced.

Interior Room **# IR**

The fireplace is loose.

Interior Room **# IR**

Loose and old wiring on the mantle.

Interior Room **# IR**

Wall paper has been painted over.

Interior Room **# IR**

The light operated by this dimmer is fluorescent. This won't work. It needs a flood light.

Interior Room **# IR**

Upstairs room over the deck. Neither window has a locking mechanism.

INSPECTION PHOTOS

Interior Room **# IR**

Fire alarm is missing.

Interior Room **# IR**

Exposed wires, the ceiling had to be dug out to accommodate the door as well.

Interior Room **# IR**

The lights in this room are not working, and the exposed insulation should be covered.

Interior Room **# IR**

The bowed out paneling should be fixed, and the furnace cover put back.

Interior Room **# IR**

This fixture should have a cover on it.

Interior Room **# IR**

Neither the light nor the fan were operable in this room.

INSPECTION PHOTOS

Interior Room **# IR**

Watch your head as you navigate from room to room upstairs.

Interior Room **# IR**

This window cannot be opened.

Interior Room **# IR**

The knot holes in the upstairs paneled room should be filled to keep out a draft.

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	**Acceptable**	**No action required**	
2	Walls:	**Acceptable**	**No action required**	
3	Eaves:	**Acceptable**	**No action required**	
4	Electrical:	**Defective**	**Repair**	
5	Gutters:	**Not Present**		
	INTERIOR			
6	Walls/ceiling/floor:	**Acceptable**	**No action required**	
7	Firewall/firedoor:	**Acceptable**	**No action required**	
8	Doors & windows:	**Defective**	**Repair**	
9	Garage doors:	**Acceptable**	**No action required**	
10	Door openers:	**Not Present**		
11	Electrical:	**Defective**	**Repair**	
12	Heating & cooling:	**Not Present**		

INFORMATION

EXTERIOR

13 Location: **Attached garage - same as house**

14 Roof covering: **Shingle**

15 Roof age: **5-10** **Appears at Mid-Life Condition**

16 Gutters: **None**

INTERIOR

17 Walls & ceilings: **Sheet rock**

18 Floors: **Concrete**

19 Garage door: **Double Overhead**

GARAGE & CARPORT COMMENTS

20 **Immediate concerns deal with the exposed wiring/ breaker, and the set of steps with no railing. The door to the back yard should be finished off as well to keep the cold out.**

INSPECTION PHOTOS

Garage & Carport **# GC**

Broken, crumbled block at the garage door.

Garage & Carport **# GC**

A railing would provide a safer entrance/exit to the house./

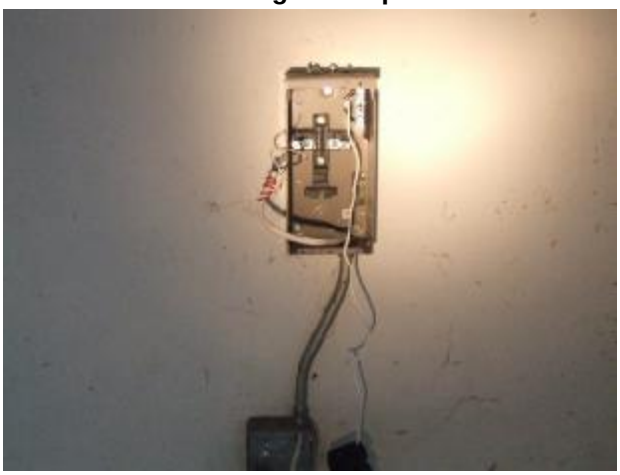
Garage & Carport **# GC**

These steps go upstairs.

Garage & Carport **# GC**

The garage door opens and closes fine.

Garage & Carport **# GC**



Exposed wiring needs to be cleaned up.

Garage & Carport **# GC**

Trimming this door will help keep a draft out.

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:			
2	Framing:			
3	Sheathing:			
4	Insulation:			
5	Ventilation:			
6	Exposed wiring:			
7	Plumbing vents:			
8	Chimney & flues:			
9	Vapor Retarder:			
10	Built-in Shelving:			

INFORMATION

11	# of Attic areas:		14	Framing:	
12	Access locations:		15	Sheathing:	
13	Access by:		16	Insulation:	

ATTIC COMMENTS

17

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Foundation Type	**Full Basement**		
1	Access:	**Acceptable**	**No action required**	
2	Foundation walls:	**Defective**	**Monitor**	
3	Floor framing:	**Defective**	**Repair**	
4	Insulation:	**Not Inspected**		
5	Ventilation:	**Acceptable**	**No action required**	
6	Sump pump:	**Not Present**		
7	Dryness/drainage:	**Defective**	**Monitor**	
8	Floor/Slab:	**Acceptable**	**No action required**	
9	Vapor Retarder:	**Not Inspected**		
10	Enter Value:			

INFORMATION

11	Foundation walls:	**Block**	14	Beams:	**Steel I Beam, and wood**
12	Floors:	**Concrete Floor**	15	Piers:	**Steel Columns**
13	Joist/Truss Detail:	**2x10**	16	Sub Floor:	**Boards**
			17	Insulation:	**None**

FOUNDATION COMMENTS

18 **Moisture is present on the walls. All holes need to be filled. Broken/ questionable joists should be repaired or replaced. Exposed wires also need to be taken care of.**

INSPECTION PHOTOS

Foundation **# F**

This hole should be patched.

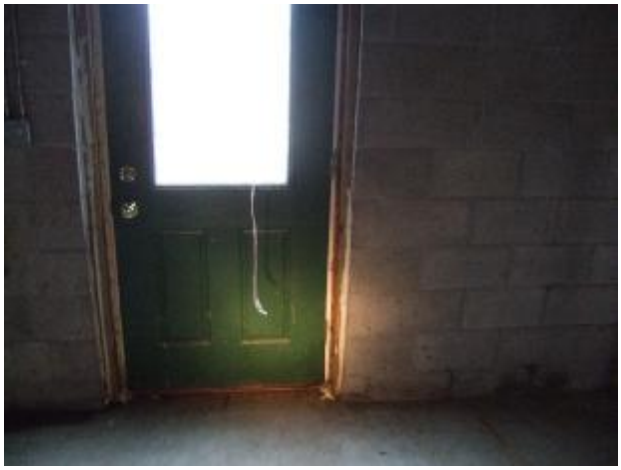
Foundation **# F**

The foundation blocks with the dark lines appear to have been re-grouted.

Foundation **# F**

Broken joist should be replaced.

Foundation **# F**



The door jamb is rotting away.

Foundation **# F**

The integrity of this joist is questionable. A lot of wood was cut away for the gas line.

Foundation **# F**

This hole should be filled.

INSPECTION PHOTOS

Foundation **# F**

Damp foundation wall.

Deficiency Summary

Hemlock Homes - 7210 McFall Drive, Montague, MI 49437

Insp Date: **3/21/2008** **11378 Main Street** File #

ROOF
I noticed while on the roof several areas that had nails pounded through the shingles. This will most likely cause a problem down the road. This is an invite for water infiltration.

Other areas have shingles torn, missing or loose. Also, two areas on the ridge vent are loose, an exhaust vent is loose, and another spot needs some flashing to protect the house from further water infiltration.

EXTERIOR
Any spot on the home where siding is cracked, or has a hole need to be patched at least. This will help to keep water out as well. Corners need to overlap some to keep water out. Loose fixtures need also be firmly attached to the house.

The front porch needs to be scraped or sanded and repainted. This will protect the wood and keep broken paint chips out of the house. The door jamb to the walk out is rotting, and will need to be replaced eventually.

GROUNDS
The spruce trees planted only a few feet away from the house will surely cause damage to both to the foundation as well as the siding, possibly the roof and windows too. They need to be removed.

PLUMBING
I could not get the water heater started.

HVAC
The furnace needs a filter.

HVAC
There is an electric baseboard heater upstairs. It does not work.

ELECTRICAL
The main service panel has a puddle of water under it. This is extremely dangerous. There is also a loose breaker not attached to the service panel which is wired and live.

There are many old style 2 prong outlets. Many receptacles and switch plate covers are missing and need to be added.

Loose/ exposed wires are visible throughout the house. These really need to be taken care of.

KITCHEN & LAUNDRY
The tile and grout at the wet bar needs some attention.

The plumbing under the sink in the kitchen has a line coming out of it, and needs to be repaired.

A receptacle in the kitchen looks to have caught fire once.

The floor in the laundry room is a little spongy, and the holes in the walls and floor need to be repaired.

Deficiency Summary

Hemlock Homes - 7210 McFall Drive, Montague, MI 49437

Insp Date: **3/21/2008** **11378 Main Street** File #

BATHROOM

Holes are present in the walls, and upstairs a wall tile is missing, and the upstairs door is hard to close.

A shower head is missing, the sink downstairs is cracked, the toilets should be caulked.

Both vanities look like they have water damage.

GARAGE

Immediate concerns deal with the exposed wiring/ breaker, and the set of steps with no railing. The door to the back yard should be finished off as well to keep the cold out.

FOUNDATION

Moisture is present on the walls. All holes need to be filled. Broken/ questionable joists should be repaired or replaced. Exposed wires also need to be taken care of.