

**Home Inspections Of Michigan**

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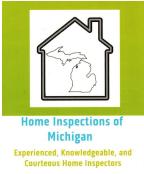
**Inspection reference:**

## Confidential Inspection Report



**10/05/2015**

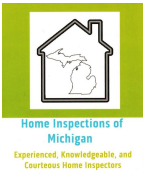




Inspection:    Address:

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Inspection: Address:

## GENERAL INFORMATION

### Client & Site Information:



**Inspection Date:**  
10/05/2015.

**Client:**  
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**Inspection Site:**

**People Present:**  
Homeowners children, Selling agent, Purchaser and Jeff Kern of Home Inspections of Michigan.

### Building Characteristics:

**Estimated Age:**  
1950'S.

**Building Style & Type:**  
1 family, Ranch.

**Stories:**  
1

**Space Below Grade:**  
Basement.

**Water Source:**  
Public.

**Sewage Disposal:**  
Public.

**Utilities Status:**  
All utilities on.

**Main Entry Faces:**  
North.

### Climatic Conditions:

**Weather:**  
Clear.

**Soil Conditions:**  
Dry.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

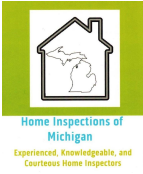
**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### 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 upon his visual impressions of the



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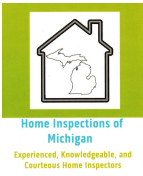
conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: 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 tradespeople 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 the Inspection Company 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.



Inspection: Address:

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Paving Conditions:

Driveway:

OK MM RR

Driveway Type: Concrete, Asphalt, Cracks noted are typical, Cracks noted are major, Surface raised/settled.



### Movement Noted

Walks:

Sidewalk type: Concrete.



Exterior Steps / Stoops:

Handrails serviceable.





Inspection: Address:

**Patio / Porch:**

Slab:

OK MM RR  
   Appeared Serviceable. Patio type: Paver/Tile.



Structure:

Appeared Serviceable.



Cover / Roof:

Appeared Serviceable.

**Fences & Gates:**

Condition:

Type: Wood, Chain link.

**Grading:**

Site:

Gentle slope, Grade at foundation appears serviceable One spot needs work to change drainage.

**Retaining Walls:**

Condition:

Retaining wall type: Masonry Garden wall.

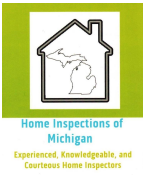


**Landscaping:**

Condition:

Not inspected.





Inspection: Address:

## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

*Materials & Condition:*

OK MM RR  
   Walls are constructed with Brick.



*Flashing & Trim:*

Metal materials.



**Some Caulking may be needed**

### Exterior Doors:

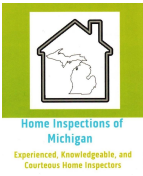
*Main Entry Door:*

Wood, with glass. A storm door is present, made of Aluminum.



*Side Entry Door:*

Wood.



Inspection: Address:



Rear Entry Door:

OK MM RR  
   Wood, with glass.



Other Entry Doors:

Wood, with glass.

Stairs Condition:

The steps are in useable condition.



**Exterior Windows:**

Predominant Type:

Vinyl double hung and casement type windows.



Overall Condition:

Satisfactory overall, considering age.

Type And Condition Of Sills:

Masonry, Satisfactory overall.

**Chimney:**

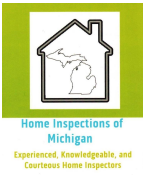
Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Chimney Exterior:

Chimney is constructed of brick materials.





Inspection: Address:

Flue:



OK MM RR

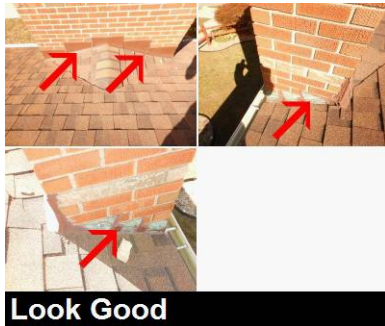
The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Flashing:



Satisfactory - The installed step flashing around the chimney stack appears to be functional.

Chimney Cap:



A condition exists that is causing the cap to not perform as intended. Repairs are necessary to keep water out.

Height & Clearance:

Appeared Serviceable.

**Foundation:**

Materials & Condition:

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide. Slab is not visible due to carpet and/or floor covering. We recommend further evaluation by removal of floor covering due to uneven area in flooring and sign of unusual cracking. Typical cracks are noted. Satisfactory - The exposed



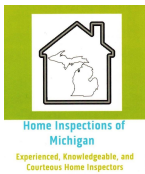
**Inspection: Address:**

*Recent Movement:*

portions of the perimeter foundation walls appear to be adequate.

There is no evidence of any recent movement.





Inspection: Address:

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Basement:**

*Access:* Basement is fully accessible, Handrail is serviceable, Stairs are serviceable, Finish grade construction, carpeted.



*Walls:*

OK  MM  RR

Walls are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.. Walls may need some cleaning.



*Moisture:*

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

*Beams/Underfloor:*

Beams are not fully visible.

*Posts/Piers & Columns:*

Area is not fully visible.

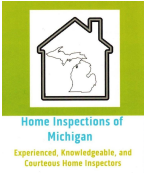
*Floor:*

Concrete, Carpet at finished areas, Sump pump present.



*Windows:*

The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.



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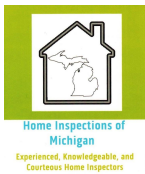


**Insulation & Vapor Retarders:**

*In Unfinished Areas:*

OK    MM    RR  
       

Insulation was noted in the floor joist bond cavities.



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## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

**Roof:**

Style:

Hip.



Roof Access:

Walked on roof.

Roof Covering:

OK MM RR  
   Composition shingles dimensional.

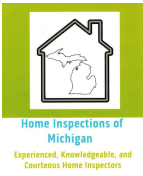
Roof Covering Condition:

Appears serviceable, TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.



**Flashings:**

Metal.



Inspection: Address:



**Valleys:**

OK MM RR  
   Satisfactory - The valleys appear to be in satisfactory condition.



**Eaves - Soffits - Fascias:**

*Type & Condition:*

Soffits and overhang materials are wood.



**Gutters & Downspouts:**

*Type & Condition:*

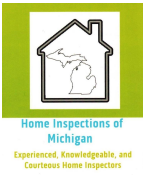
Gutters and downspout materials are aluminum. Building is fully guttered, Debris in gutter, Extend downspouts to route rainwater away from the building.



**Some Debris in gutter**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on





Inspection: Address:

the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

Access:

Attic is full size, Accessible.



Structure:

OK MM RR

A rafter system is installed in the attic cavity to support the roof decking.

Insulation:

Blown in cellulose. Insulation is installed between floor joists. Recommend additional insulation in the attic area.

Depth & R-factor:

8-9 inches, R-32.

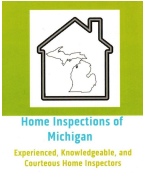


**Ventilation Provisions:**

Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are gable end vents installed that allow adequate ventilation. There are ridge vents installed.







Inspection: Address:



Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present Older panel , double taps noted in panel down stairs.



Subpanels:

OK  MM  RR

Subpanels are located at the garage. Subpanels are described in more detail below.



Subpanels- Air Conditioner:

Appears serviceable.

**Conductors:**

Entrance Cables:

Aluminum- OK.

Branch Wiring:

Copper, Appears serviceable.

**Switches & Fixtures:**

General:

A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Basement:

Appeared Serviceable. Pull chains are present.

Main Bath:

Appeared Serviceable.

Basement Bath

Pull Chain for lights.

Laundry:

Appeared Serviceable.

Garage Walls:

Appeared Serviceable.

**Electrical Outlets:**

General:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Un grounded.

Exterior Walls:

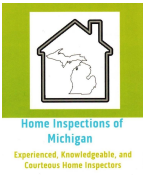
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations.

Basement:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior or basement locations. Satisfactory - 2-prong ungrounded outlets.

Main Bath:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. A representative sampling of switches



**Inspection: Address:**

*Basement Bath*

*Laundry:*

*Garage Walls:*

and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

110 volt electrical outlet is not grounded (Danger) exterior walls center wall was grounded.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Missing cover plates.



**Attic Wiring:**

*Attic & Insulation:*

OK MM RR  
   Appeared Serviceable.



Inspection: Address:

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. 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 Equipment:

*Type & Location:*

Forced hot water boiler. Location- Basement  
American Standard.



*Fuel Source:*

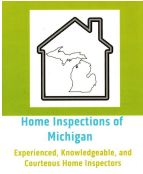
Natural Gas, Unit has a standing pilot light.



*Capacity / Approx. Age:*

125000 BTU's.





Inspection: Address:

General Operation & Cabinet:

OK MM RR

Unit was operational at the time of inspection. Suggest cleaning/servicing blower motor, pilot light, vent system and burners.



Burners / Heat Exchangers:

Burner Flame(s) appear typical, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.



Pump / Blower Fan:

Appeared Serviceable.



Combustion Air:

Appeared Serviceable.

Flues, Vents, Plenum:

The flue pipe is metal During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls. Small issue with vent from boiler, the pipe is reversed and should be over top of the lowest pipe to properly vent.

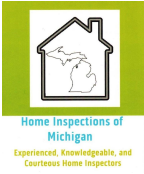


Air Filters:

Normal Controls:

Appeared Serviceable. Thermostat is located in the hallway.





Inspection: Address:



**Fireplaces / Solid Fuel Heating:**

Fireplace in living room, Gas was turned off at time of inspection.



**Air Conditioning:**

Primary Type:

Central.

Brand:

Rheem brand.

Fuel Source:

220 Volt, Electrical disconnect present.



**Capacity / Approx. Age:**

2.5 Tons newer.

System Condition:

OK MM RR  
   Unit is a more recently installed replacement.



Condensate Line:

Condensate line installed.



Inspection: Address:

Normal Controls:

OK MM RR  
   Multiple thermostats are employed.

**Ductwork / Distribution:**

Ducts / Air Supply:

Flexible Round.



Air Intake/Filters:

Good overall condition.

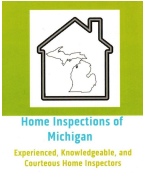


**Auxiliary Equipment:**

Whole House Attic Fan:

Fan is not operational.





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## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Line:

*Shut Off:*

Water meter is located, at the north side of the house.



*Material:*

Main line is 3/4 inch diameter. Copper.

*Pressure:*

Water pressure appears adequate.

### Supply Lines:

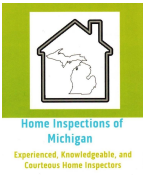
*Material:*

Unable to fully determine. Combination of materials.



*Condition:*

OK MM RR  
   Appeared Serviceable.



Inspection: Address:

**Waste Lines:**

Material:

Galvanized, Cast Iron.



Condition:

OK  MM  RR  Unable to fully view pipes, Plumbing vents appear serviceable.

**Hose Bibs / Hookups:**

General:

Sample operated, appeared serviceable, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.



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.

**Water Heater:**

Power Source:

Gas.

Capacity:

40 Gallons.

Location:

Basement.



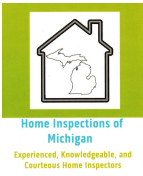
Condition:

Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed.

**Fuel System:**

Meter / Tank:

Meter located at exterior, System appears serviceable.



Inspection: Address:



**Sump Pump:**

OK MM RR  
   Appeared Serviceable.



*Basement:*

Appeared Serviceable.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

*Kitchen Sink:*

Stainless Steel, Faucet is serviceable, Hand sprayer is serviceable.



**Hose Bibs / Hookups/Sink Faucets:**

*Laundry:*

Plumbing appears serviceable.



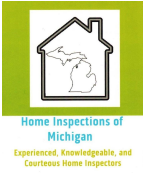
**Inspection: Address:**

**Waste Lines/Sink Drains:**

*Laundry:*

The basin drains into an open floor drain.





Inspection: Address:

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Range/ Cooktop / Oven:

Type & Condition:

OK MM RR  
   Electric, Appears serviceable.



### Ventilation:

Type & Condition:

Exhaust fan is noisy. May need repairing or replacing.



### Refrigerator:

Type & Condition:

Older model appliance.

### Dishwasher:

Condition:

Appeared Serviceable.





Inspection: Address:

**Garbage Disposal:**

*Condition:*

OK MM RR

Unit is an older model. Unit is near the end of its useful life. Wiring appears serviceable Needs sink gasket treplaced.

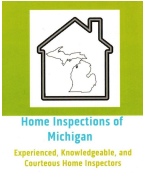


**Kitchen Interior:**

*Counters & Cabinets:*

Counters are Formica (plastic laminate), Cabinets appear serviceable.





Inspection: Address:

# BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

## Sink & Cabinetry:

*Main Bath:*

OK MM RR  
   Appeared Serviceable.



*Basement Bath*

Appeared Serviceable.



## Toilet:

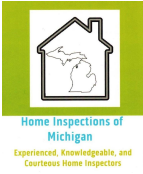
*Main Bath:*

Appeared Serviceable Slow flush.



*Basement Bath*

Appeared Serviceable.



Inspection: Address:



**Tub/Shower Fixtures:**

*Main Bath:*

OK MM RR  
   Appeared Serviceable.



*Basement Bath*

Appeared Serviceable.

**Tub/Shower And Walls:**

*Main Bath:*

Appeared Serviceable.

*Basement Bath*

Ceramic Tile, Shower walls appear serviceable.



**Bath Ventilation:**

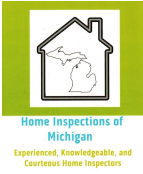
*Main Bath:*

Exhaust fan makes unusual noises. May need replacing.



*Basement Bath*

Consider installing an exhaust fan to provide additional ventilation.



Inspection: Address:

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. 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. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

Overall Interior Door Condition:  OK  MM  RR Appeared Serviceable.  
 Main Bath: Appeared Serviceable.  
 Basement Bath: Appeared Serviceable.  
 Laundry: Appeared Serviceable.

### Windows:

General Type & Condition:    Clad-Metal/Vinyl, Insulated glass, Double hung, Casement, A representative sampling was taken. Windows as a grouping are generally operational.  
 Main Bath: Appeared Serviceable.



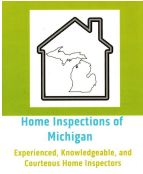
Basement Bath: Appeared Serviceable.  
 Laundry: Appeared Serviceable.

### Walls:

General Material & Condition:    Drywall, Plaster, General condition appears serviceable, Typical cracks noted.  
 Main Bath: Appeared Serviceable.  
 Laundry: Appeared Serviceable.

### Ceilings:

General Type & Condition:    Drywall, Plaster, General condition appears serviceable.  
 Main Bath: Appeared Serviceable.  
 Laundry: Appeared Serviceable.



Inspection: Address:

**Floors:**

*General:*

OK MM RR  
   Wood ceramic and carpet Appeared Serviceable.

*Main Bath:*

The floor covering material is ceramic or glazed tile.



*Basement Bath*

Concrete Floor.

*Laundry:*

The floor covering material is concrete.

**Closets:**

*General:*

Appeared Serviceable.

*Main Bath:*

Appeared Serviceable.

**Stairs & Handrails:**

*Condition:*

Stair handrail serviceable, Interior stairs serviceable.

**Smoke / Fire Detector:**

*Comments:*

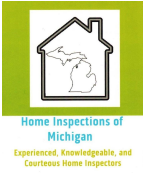
We suggest additional smoke detectors be installed in appropriate locations.

**Carbon Monoxide Detector:**

*Comments:*

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





Inspection: Address:

# LAUNDRY AREA

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. See Plumbing and Electrical pages for more details about those types of system components.

## Laundry:

Location:

Basement.



Fuel System:

OK MM RR

Appeared Serviceable. Gas service pipe is provided.



Clothes Washer:

Appeared Serviceable.

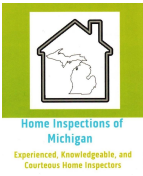
Clothes Dryer:

Gas model Appeared Serviceable Dryer may need repair noisy.

Dryer Vent:

Appeared Serviceable.





Inspection: Address:

# GARAGE - CARPORT

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 door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

Attached, Two car.



**Roof:**

Condition:

OK MM RR  
   Same as house.

**Ceilings:**

Condition:

Unfinished.



**Garage Door:**

Material - Condition:

Appeared Serviceable.

Door Operator:

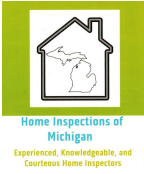
Appeared Serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational.



Service Doors:

Appeared Serviceable.





Inspection: Address:

**Windows:**

Condition:

OK MM RR  
   Appeared Serviceable.

**Garage Walls:**

Type & Condition:

Appeared Serviceable, Wood, General condition appears serviceable.



Fire Wall

No fire wall provided. We routinely recommend a fire separation wall be added.

**Floor:**

Condition:

Appeared Serviceable.

