

File Number: **505-0000-0000**

Address of Inspection: **Anywhere USA**



### **GENERAL DESCRIPTION:**

The purpose of the inspection is to identify major, visually observable defects which are present at the time of the inspection and which, in the HomeTeam's opinion might affect the use of the property for its intended purpose or the typical buyer's decision to purchase. The term "major visual defect" is defined as one which is capable of detection by visual examination only and which requires an immediate expenditure in excess of \$1000 to prevent further deterioration of the property. The cosmetic conditions of the paint, wall, floor and window coverings, etc., are not within the scope of the inspection. Unless requested, the inspection will not address the possible presence of or danger from asbestos, radon gas, lead, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, mold, water or airborne related illness or disease, or other similar or potentially harmful substances. (Please refer to the Inspection Agreement for additional exclusions).

The inspection and the report provided to you will conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). The inspection and the completed Inspection Report are limited by the terms and conditions, exclusions and limitations established by the Inspection agreement and the ASHI Standards of Practice. We will provide you with a copy of the ASHI Standards upon request, or you can find the Standards online at [www.ashi.com](http://www.ashi.com).

Buyers are advised that certain items will fail over time and there are no means by which any inspection can predict any occurrences, or when they may occur. The inspection Report is not an insurance policy. Clients are urged to obtain Building Insurance and Appliance Warranties prior to occupation. The client acknowledges that certain components of the house may function in a manner consistent with their purpose at the time of the inspection, but may cease to function, change, and/or deteriorate abruptly without notice. Buyers are urged to test all appliances, air conditioning systems, garage door openers, irrigations systems etc., as applicable at the final walk through to verify function prior to closing. We also strongly recommend

that you check all areas that were not visible at the time of the inspection due to area rugs, furnishings, stored items or other lack of access.

Independent licensed contractors' cost estimates, obtained prior to close, are advised for any items needing further review, repair or replacement

All conditions are reported, as they existed at the time of the inspection and are limited to the readily accessible areas of the property as defined in the Inspection Agreement.

Routine maintenance and safety items are not within the scope of the inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Throughout this report, the terms "right" and "left" are use to describe sides of the home as viewed from the street.

The approximate temperature at the time of the inspection was 35 to 40 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. The buyer and their agent were present during the inspection.

The age of the home, as reported by the buyer, was said to be built in 2003. The square footage of the home, as reported by the buyer was approximately 3777 square feet.

The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The grade, when possible should slope away from the foundation one-inch per foot for approximately three to five-feet.

The inspected property consisted of a two story wood-framed structure with brick veneer and vinyl siding that was vacant at the time of the inspection. There were no major visual defects on the visual portions of the siding, eaves, soffit or fascia.

Note: A section of the vinyl soffit over the porch was not secure to the framing. Repairs are advised. Advise maintenance as needed and keeping surfaces well sealed against the weather. Separation of wood from soil is advised at all untreated wood locations for optimum service life.

There was a concrete walkway leading to concrete porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no major visual defects

observed in the walkway or the porch.

**SITE:**

The site was snow covered, therefore the deck and lot were not fully visible at the time of the inspection. It is recommended the site be re-inspected when the snow melts and all areas are visible.

There was an asphalt driveway on the right side of the home which led to the side entry garage. The driveway was in serviceable condition with some surface and edge wear typically observed in driveways of this type and age, but with no evidence of excessive or unusual deterioration. There were no major visual defects observed in the driveway. An asphalt driveway is maintained by sealing every 2-3 years. When cracks in the driveway up to 1/4-inch are found, cosmetic repairs are advised.

**GARAGE:**

The attached garage was designed for three cars with access provided by two overhead-style doors. The Lift Master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors were tested and found to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

**PATIO:**

There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

**DECKS:**

There was an upper level wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. The railings around the deck and stairs were securely attached to the deck and/or stairs. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

**ROOF STRUCTURE:**

The roof was a complex design with multiple gables design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, drain waste vents and flashing was performed from ground and eaves level with the aid of binoculars. The age of the roof covering was presumed original from 2003. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and light surface wear observed on the roof shingles at the time of the inspection. The shingles were flexible. The shingles were well adhered in areas checked. Visible roof surface shows normal wear for its age and type and appears to be in serviceable condition.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. The average life span of a composition roof in this region is 15-18 years, with on-going monitoring and maintenance. Factors such as shingle quality, weather, ventilation and installation methods can affect wear rate.

Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or certification.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of cleaning at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

Note: The downspouts on the perimeter of the home terminated at or adjacent to the foundation. Installing downspout extensions to direct water away from the foundation is recommended.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation and the downspouts should be securely attached to the property. Downspouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

#### **CHIMNEY:**

There was one flue chase. The chimney was constructed of frame and siding and was located on the left side of the home. Observation of the chase exterior was made from the ground, with the aid of binoculars. There were no major visual defects observed on the exterior.

#### **FOUNDATION:**

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be

monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

There were several minor, hairline cracks observed on the foundation. The cracks were 1/8-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection. Since a single examination visit cannot determine if movement has abated, these cracks should be sealed and monitored for change.

The basement has floor drainage. Water in the floor drain trap should be replenished periodically to eliminate the possibility of sewer gas venting into the basement.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

The most common cause of basement water problems is inadequate surface grading and drainage. Most of the water problems in basements are a result of improper grading and neglected gutters and downspouts. Masonry/concrete materials are not waterproof, unless treated with waterproof materials.

## **FLOOR STRUCTURE:**

The visible floor structure consisted of a waferboard subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There were (2) 6x10 -inch steel flange center beams and four-inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

## **PLUMBING:**

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines were adequate. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested in the basement and found to be 30 to 40 pounds per square inch. There were hose bib(s) (sillcocks) located on the exterior of the home. The hose bib(s) were turned "off" at the time of the inspection. There were no major visual defects observed in the visible portions of the plumbing system.

Note: Supply valves such as those on the toilet supply lines, laundry room hose bibs,

File Number: **505-0000-0000**

Address of Inspection: **Anywhere USA**

faucet supply lines under sinks, and dishwasher supply lines, are not tested due to the fact that many of these valves have not been used in some time and may be prone to leaking if turned off and on. Laundry room drains are not tested.

There was an on-site waste disposal system. Functional drainage was observed to be adequate at the time of the inspection. Evaluation of the present condition of the on-site disposal system will require the services of a qualified contractor in his field. If this concerns you, then you should consult your local health department.

The gas meter was located on the left exterior wall. The main cutoff is at this meter. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a sump pump located in the basement. The sump pump was functional.

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White, model number MITW5056BN1 and serial number CC7536381. Information on the water heater indicated that it was manufactured 4 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The PVC exhaust flue was inspected and appeared to be in satisfactory condition. The water heater was functional.

## **ELECTRIC SERVICE:**

The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The main electrical disconnect was located at the panel. The service wire entered a Square D service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

Note: The AFCI in the main panel marked for 'master bedroom' was tripped and would not reset. There was no power to receptacles and switches in master bath or master bedroom. Consult an electrician for further evaluation.

There was (1) receptacle located in the kitchen island in the home where the presence of hot and neutral wires were reversed. Reversed polarity refers to improper wiring of a circuit or receptacle. The reversed polarity is easily corrected made by minor wiring adjustments. This correction should be made for the safe use of the receptacle.

File Number: **505-0000-0000**

Address of Inspection: **Anywhere USA**

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, kitchen, bathroom and garage. The present and tested GFCI on the exterior front porch was non functional. A non-functional GFCI should be replaced with a functional GFCI.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

### **SMOKE ALARMS:**

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

### **WINDOWS, DOORS, WALLS AND CEILINGS:**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of fiberglass single hung style and sliding style with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Note: A window in the nook has a detached or broken tension spring, bar, or cable that should be repaired or replaced. The tension spring, bar, or, cable is a safety device that holds the window in the open position. The door locking mechanism in the family room was defective and in need of replacement. The dead bolt in the right side door in the basement did not lock. There was no framed door stop on the master bedroom door.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

Note: Several settlement cracks were noted in the drywall most notably at the interior balcony. Repairs are advised.

## **FIRST LEVEL:**

The first level consisted of a kitchen, dining room, family room, living room, den and 1/2 bath. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. There were no major visual defects observed on the first level.

Because leaks can occur at any time, the plumbing should be checked regularly. We advise that floors, tiles edges and walls that come in contact with water be sealed to prevent moisture penetration. All missing/damaged tile, grout or caulk should be replaced. We also suggest using rigid, smooth metal exhaust duct for the dryer. It is known that flexible pipe metal or plastic can trap lint and has been indicated in house fires.

The stairways in the home was inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The kitchen contained the following appliances:

The Frigidaire natural gas free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric dishwasher was not observed through complete cycle. Further evaluation is advised. The dishwasher was not secured to the counter top.

The ISE disposal was inspected and did not respond to normal controls. Further evaluation is advised.

Note: When the circuit breaker was in the "on" position the disposal would not turn "off" at the switch.

## **SECOND LEVEL:**

The second level of the home consisted of (4) bedroom and (3) baths. There were no major visual defects observed on the second level.

The (3) whirlpool tubs were filled to a level above the water jets and operated to

check that the motor operated and the jets moved water. These items were operable at the time of the inspection.

### **FIREPLACE:**

There were two fireplaces in the home. The visual condition at the time of the inspection is indicated as follows.

Gas-log fireplaces were located in the family room and living room. The damper on the fireplace in the living room did appear to be functional. There was no burner assembly located in the fireplace and the gas line was capped. The fireplace in the family room was a sealed direct vent type. There was no damper. The pilot light was "lit" but it could not be determined how turn on the burner at the time of the inspection. Further evaluation is advised.

There was no visual evidence of creosote buildup in the fireboxes and/or chimneys. There were no cracks observed in the firebox or visible portions of the chimneys.

Our inspection of the fireplaces and chimneys is limited to the readily visible portions only. Gas is not turned on in the event of possible leaks. The inner reaches of the flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional.

### **ATTIC STRUCTURE:**

The attic was accessed through a scuttle in the 2nd floor closet. The attic above the living space was insulated with batted fiberglass and loose fill cellulose insulation, approximately 10-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

Because of the configuration of the framing and absence of a catwalk, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

Attic ventilation appeared to be adequate. There were rafter vents/baffles (which are designed to channel air-flow) installed between the trusses/rafters in the overhang.

Effective attic ventilation is a system of intake and exhaust that creates a flow of air

through the attic. This flow can be created naturally or mechanically through powered systems. Natural ventilation relies on the thermal effects-warmer (lighter) air rising as cooler (heavier) air falls and wind.

The most efficient system allows the warm air to be removed from the attic through exhaust vents at or near the ridge. Natural circulation is created when the balance of intake vents at the lowest point, typically the soffits, allow cooler air to enter and exhaust through the higher vents. The wind, as it moves over and against the home's exterior surface, aids in the flow of ventilation.

## **HVAC INSPECTION REPORT:**

The heating and ventilating systems were inspected by the HomeTeam. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by (2) Goodman natural gas forced air furnaces Serial Numbers 0509773749, 0507-84785 Model Numbers GMV9090 which are 5 years old. The units were located in the basement and upper level closet of the home. They each have an approximate net heating capacity of 90,000 BTUH's.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The heat exchanger was not visible by design.

The automatic safety controls on the units were tested and found to be functional at the time of the inspection.

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines must not be in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The PVC exhaust flues were inspected and there was a leak at the PVC pipe at the furnace in the basement. Repairs are advised.



The heating system in the upper level was found to be functional. The heating system in the basement did not respond to normal controls. Consult a licensed HVAC contractor for further evaluation.

Due to the seriousness nature of combustion air requirements and carbon monoxide hazards associated with gas fired equipment, we recommend these tests be performed by certified heating and ventilating specialists.

**AIR CONDITIONER:**

None.

**DUCTWORK:**

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

**FILTER TYPE:**

The (2) 16x20x1-inch disposable filters did not appear to be serviceable at the time of the inspection. The disposable filters should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

**CONTROLS:**

The control for the heating and air conditioning system were (2) programmable 24 volt thermostat located on the hallway wall and master bedroom wall of the home. The thermostats was manufactured by White Rodgers and was found to be in working order.

**WELL:**

There was an on-site water supply system. The visible well casing was not located. A yield test was not performed.

The storage tank was not evaluated.

Recommend that water samples be taken from the kitchen to determine the presence of nitrates, nitrites, e-coli bacteria and coliform bacteria. A laboratory certified by the Michigan Department of Environmental Quality should perform the analysis. These analyses are limited to specific bacterial indicator organisms and the specific

File Number: **505-0000-0000**  
Address of Inspection: **Anywhere USA**

chemical(s) requested. Therefore, the test results indicate neither the presence nor absence of any other environmental pollutants.