ACUITY INSPECTION PROFESSIONALS, LLC

Inspection Report

Danielle Bigelow

Property Address:
4901 Buchanan Ave SW
Wyoming MI 49548

4901 Buchanan Ave. SW, Wyoming, MI

Acuity Inspection Professionals, LLC

Lonnie Wagner
15514 State Rd.,
Spring Lake, MI 49456
616-414-7355

General Repair Summary

Acuity Inspection Professionals, LLC

15514 State Rd.,
Spring Lake, MI 49456
616-414-7355

Customer
Danielle Bigelow

Address
4901 Buchanan Ave SW
Wyoming MI 49548

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior / Grounds

Secondary Porch

Inspected

1 (2) **The side porch had a broken edge on one of the wood steps. The damaged board should be replaced.**

Item 1 - Broken Step Edge

Plumbing / Spigots / Wells / Irrigation

Inspected

2 **The exterior water spigot appeared to be in good working condition. *However the exterior spigot had a broken valve handle and could not be tested in operation.* The valve needs to be examined and repaired or replaced.**

Item 2 - Missing Spigot Handle

2. Roofing / Chimneys / Roof Structure (Exterior)

Roof Penetrations

Inspected

3 **The roof penetrations were intact and did not appear to have leak points at this time. *However the boot on the pipe vent was improperly installed and was surrounded by shingles. This type of installation can create a condition for entrapping water beneath the shingles at the pipe. Consequently the area around the boot had to be sealed with silicone***

caulk. **Consideration should be given to reinstalling the pipe boot to permit water to flow freely away from the pipe vent penetration.**

Item 3 - Caulked Pipe Vent

Item 3 - Example: Properly Installed Pipe Vent Boot

Chimneys

Inspected

4 (2) **The chimney brick was coated with a stucco like material.** ***The stucco was cracking and chipping away in a number of areas.*** **The chimney surfaces should be examined and repaired or resurfaced.**

Item 4 - Deteriorating Stucco

Item 4 - Cracking Stucco

Roof Ventilation

Inspected

5 (2) **The roof vents were intact.** ***However the vents were improperly and crudely installed. Although there did appear to be any leaking at this time.*** **Consideration should be given to reinstalling the roof vents properly.**

Item 5 - Improperly Installed Roof Vent

5. Living Room

Door(s)

Inspected

6 (2) **The bottom panel of the front storm door was damaged. The door should be replaced.**

Item 6 - Damaged Storm Door

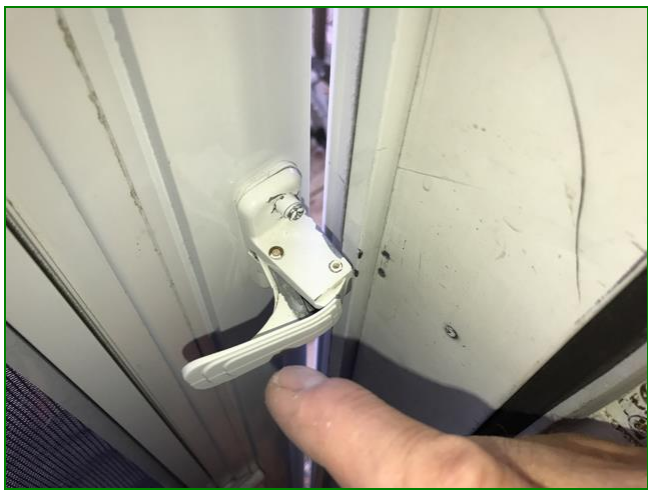
6. Kitchen

Doors

Inspected

7 (2) **The storm door was intact and in relatively good condition. *However the door handle was broken and malfunctioning.* The door handle should be examined and repaired or replaced.**

Item 7 - Damaged Exterior Handle



Item 7 - Inoperable Interior Handle

Counters and a representative number of Cabinets

Inspected

8 (3) **The floor of the kitchen cabinet under the sink had obvious water damage. *The floor was buckling, contorted and moisture stained. Also there was fungal growth around the plumbing. Consideration should be given to replacing the the floor in this cabinet.* (See the Ancillary Tests and Examinations section regarding the fungal development in this cabinet.)**

Item 8 - Deteriorated Cabinet Floor

7. Utility Room

Stairs / Steps / Railings

Inspected

9 **The steps and stairway were secure, solid and in good condition. *However there was no handrail attached. Handrails are necessary on staircases as a safety code requirement.* We recommend installing a secure handrail approximately 30 inches above the step surfaces.**

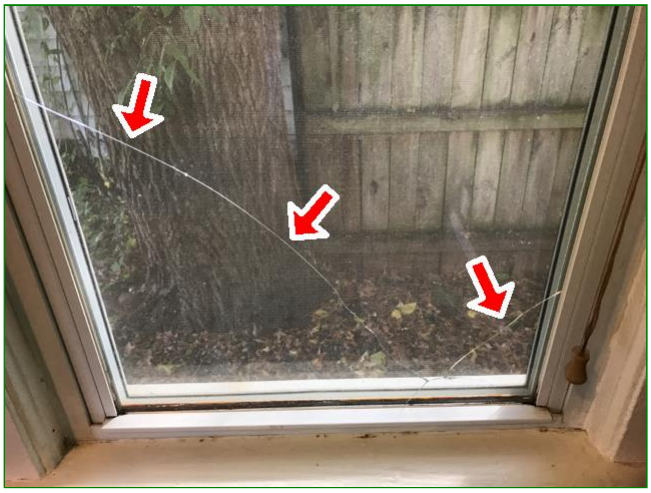
Item 9 - Proposed Handrail

8. Bedroom #1

Window(s)

Inspected

10 (2) **The window on the south east corner was cracked. The broken glass should be replaced.**



Item 10 - Broken Window Pane

10. Bath #1

Walls

Inspected

11 (2) **The caulk sealant along the top edge of the shower surround walls was poorly installed and deteriorating. The silicone caulk should be applied around the seams where the walls meet the shower surround.**

Item 11 - Deteriorating Caulk

Plumbing Fixtures (Tub/Shower/Toilet/Sinks)

Inspected

12 (3) **The water flow diverter of the tub spout was stuck in the shower head position. *Consequently the spout could not be used to fill the bath tub.* The spout needs to be examined and repaired or replaced.**

Item 12 - Stuck Water Flow Diverter

11. Structural Components

Vapor Barriers

Inspected

13 **The crawl space floor did not have any vapor barrier. *The dirt floor should be lined with a plastic sheeting throughout.* NOTE: Vapor barriers protect the crawl space from moisture leaching up from the ground and creating an environment where fungal organisms can breed. Some fungal organisms are health hazards.**

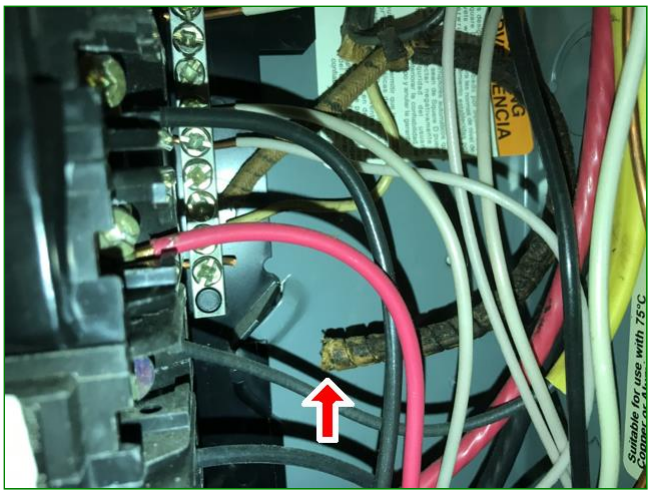
Item 13 - Missing Vapor Barrier

13. Electrical System

Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

14 (2) **There was a 6” long section of wire with an exposed uncovered end. The wire was terminated at the neutral bar of the panel. Unterminated wires inside an electrical panel could cause arcing and are potential safety concerns. The wire should be removed from the electrical panel.**



Item 14 - Exposed Wire End

Prepared Using HomeGauge *http://www.HomeGauge.com* : Licensed To Don Duffey

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Date: 10/20/2020	**Time:** 02:00 PM	**Report ID:** DL 4901 Buchanan Ave SW Wyoming
Property: 4901 Buchanan Ave SW Wyoming MI 49548	**Customer:** Danielle Bigelow	**Real Estate Professional:** Nicole Catron EXP Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: InterNACHI - International Association of Certified Home Inspectors	**In Attendance:** Vacant (inspector only)	**Type of building:** Single Family (1 story)
Style of Home: Ranch	**Approximate age of building:** Over 50 Years	**Home Faces:** East
Temperature: Below 65	**Weather:** Cloudy	**Ground/Soil surface condition:** Dry
Rain in last 3 days: Yes	**Pest Inspection:** No	**Radon Test:** Yes
Pool Inspection: No	**Mold Test:** No	

1. Exterior / Grounds

		IN	NI	NP
1.0	Driveway / Parking	•		
1.1	Walkways / Paths	•		
1.2	Front Porch	•		
1.3	Secondary Porch	•		
1.4	Wall Cladding / Siding / Brick or Block	•		
1.5	Grading / Drainage	•		
1.6	Vegetation	•		
1.7	Doors (Exterior)	•		
1.8	Windows (Exterior)	•		
1.9	Eaves / Soffits / Fascias	•		
1.10	Gutters / Downspouts	•		
1.11	Plumbing / Spigots / Wells / Irrigation	•		
1.12	Foundation (Exterior)	•		

IN= Inspected, NI= Not Inspected, NP= Not Present

IN NI NP

1.0 The driveway was paved asphalt and paver stones. The driveway was in relatively good solid condition. ***However there were numerous cracks and uneven sections of the driveway.*** **Consideration could be given to sealing the asphalt surface to prolong the life of the material and deter additional deterioration.**

1.0 Asphalt Driveway

1.0 Cracking & Uneven Asphalt

1.1 The front concrete walkway was in relatively good solid condition with some defects. **If possible the defective areas should be examined and repaired to prevent further deterioration.**

1.1 Front Walkway

1.1 Cracked & Sunken Corner

1.1 Poor Surface Patch

1.2 (1) The front porch was in relatively good solid condition with cosmetic defects. The porch surface and railings appeared to be in good solid condition.

1.2 Front Porch

1.2 Porch Steps

1.2 Porch Surface

(2) ***The wood surfaces of the front porch were weathered.*** **We recommend cleaning the wood decking and weatherproofing it with an appropriate product or stain.**

1.2 Weathered Porch Syrfaces

1.3 (1) The side porch was in relatively good solid condition with cosmetic defects. ***However the wood surfaces of the side porch were weathered.*** **We recommend cleaning the wood decking and weatherproofing it with an appropriate product or stain.**

1.3 Weathered Side Porch

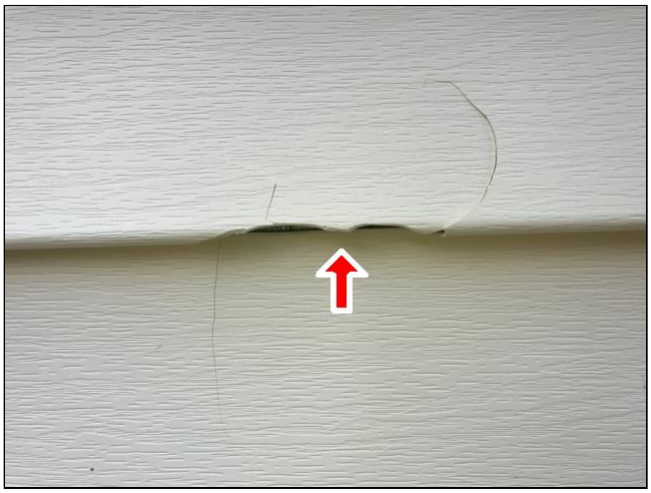
(2) **The side porch had a broken edge on one of the wood steps. The damaged board should be replaced.**

1.3 Broken Step Edge

1.4 (1) The wall cladding, flashing and trim appeared to be in good secure condition with minor defects.

1.4 Vinyl Siding

(2) The exterior siding had some minor defects. The defects appeared to be primarily cosmetic and did not affect the stability of the siding.



1.4 Chipped Siding

1.4 Cracked Siding

(3) ***The siding on the north west corner was installed at ground level.*** **The siding should be installed approximately 6 inches above ground grade to prevent moisture moisture and insect intrusion behind the siding.**

1.4 Siding at Ground Level

1.5 The grade of the property appeared to be predominantly flat. Although there did not appear to be any areas where water or moisture had infiltrated the foundation at this time.

1.5 Flat Grade of Property

1.6 The vegetation had not been maintained or controlled and appeared to encroach upon the structure in some areas. **The vegetation should be trimmed so that there is a minimum of 6 inches between the foliage and the house structure.**

1.6 Overhanging Tree Branches

1.7 *From the exterior,* the doors appeared to be in good condition with no apparent defects. *NOTE: The operational condition of the doors were inspected individually from the interior.*

1.8 *From the exterior,* the windows appeared to be in good condition with no apparent defects. *NOTE: The operational condition of the windows were inspected individually from the interior.*

1.9 *Viewed from the ground,* the eaves, soffits and fascias appeared to be in good secure condition with no apparent defects.

1.9 Eaves & Soffits

1.10 Viewed from the ground, the gutters and downspouts appeared to be in good secure condition. They appeared to be properly installed to drain continuously and route water away from the structure.

1.10 Gutter

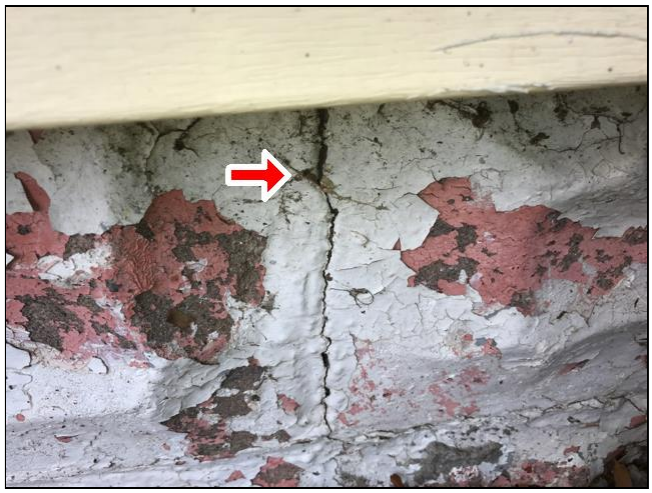
1.10 Downspout

1.11 The exterior water spigot appeared to be in good working condition. *However the exterior spigot had a broken valve handle and could not be tested in operation.* The valve needs to be examined and repaired or replaced.

1.11 Missing Spigot Handle

1.12 *Viewed from the exterior,* the foundation appeared to be in relatively good solid condition with no visible evidence of consequential water penetration. ***However the foundation had a number of areas that had cracks. Although the cracks did not appear to affect the structural integrity of the foundation at this time.*** **NOTE: All foundation cracks and gaps should be filled and sealed whenever found to prevent moisture intrusion and further deterioration.**

1.12 Foundation Crack



1.12 Foundation Crack

2. Roofing / Chimneys / Roof Structure (Exterior)

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP
2.0	**Description**	•		
2.1	**Roof Structure**	•		
2.2	**Roof Coverings**	•		
2.3	**Roof Penetrations**	•		
2.4	**Chimneys**	•		
2.5	**Roof Flashings**	•		
2.6	**Roof Ventilation**	•		
2.7	**Roof Drainage Systems (gutters and downspouts)**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

2.0 The roof was a multi-gable construction and appeared to be properly pitched and constructed.

2.1 The roof structure appeared to be solid, properly pitched and properly installed.

2.1 Tiered Roof Structure

2.2 (1) The roof covering on the original portion of the house was standard fiberglass/asphalt shingles. The shingles appeared to be approximately 15 years old and in relatively good condition. **NOTE: There were two layers of shingles on the original section of roof. A third layer should not be installed.**

2.2 Asphalt/Fiberglass Shingles

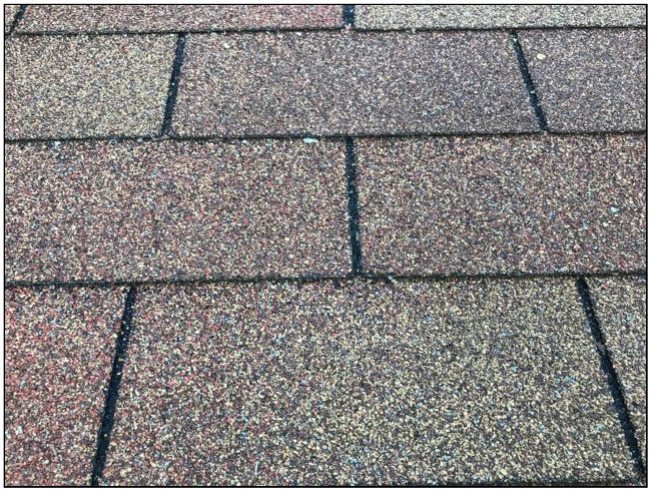
2.2 Two Layers of Shingles

(2) There were areas of the original roof where there were torn or missing shingles along the north west edge. ***Although the affected pieces were small and did not appear to create leak points at this time.*** **Regardless, consideration should be given to repairing or replacing the damaged and missing shingles.**

2.2 Broken Shingle

2.2 Missing Shingle

(3) The roof covering on the new addition section of the house was standard fiberglass/asphalt shingles. The shingles appeared to be approximately 5 years old and in good condition.



2.2 Asphalt/Fiberglass Shingles

2.2 Single Layer of Shingles

2.3 The roof penetrations were intact and did not appear to have leak points at this time. *However the boot on the pipe vent was improperly installed and was surrounded by shingles. This type of installation can create a condition for entrapping water beneath the shingles at the pipe. Consequently the area around the boot had to be sealed with silicone caulk.* Consideration should be given to reinstalling the pipe boot to permit water to flow freely away from the pipe vent penetration.

2.3 Caulked Pipe Vent

2.3 Example: Properly Installed Pipe Vent Boot

2.4 (1) The chimney brick and concrete cap appeared to be in relatively good solid condition with some defects.

(2) **The chimney brick was coated with a stucco like material. *The stucco was cracking and chipping away in a number of areas.* The chimney surfaces should be examined and repaired or resurfaced.**

2.4 Deteriorating Stucco

2.4 Cracking Stucco

(3) The flashing around the base of the chimney was only tar. ***Over time, tar tends to break down and crack.* The chimney flashings should be monitored periodically and fresh tar should be applied when cracks occur.**

2.4 Tarred Flashing

2.5 The roof flashings are properly installed and in good condition.

2.5 Roof Flashing

2.6 (1) The roof ventilation appears to be unobstructed and in good condition.

2.6 Ridge-vent System

(2) **The roof vents were intact.** ***However the vents were improperly and crudely installed. Although there did appear to be any leaking at this time.*** **Consideration should be given to reinstalling the roof vents properly.**

2.6 Improperly Installed Roof Vent

2.7 The roof drainage system appeared to be free of debris and in good secure condition. The slope of the gutters appeared to be properly installed and the slope appear to be sufficient enough to provide proper drainage.

The roof of the home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Shed

The home inspector shall observe: Garage floor, walls and ceiling; drainage systems; Door and door components. The home inspector shall: Describe the type of garage materials; and Report the on conditions.

		IN	NI	NP
3.0	**Description**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present

IN **NI** **NP**

3.0 There was a shed on the property. The shed was not requested to be inspected. **However, from the exterior the shed appears to be in good condition with no major defects.**

3.0 Metal Yard Shed

The garage of the home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Attic and Roof Structure (House)

The home inspector shall observe: Attic floor and ceiling decking; drainage systems; Roof decking penetrations; Chimneys; venting and insulation; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of attic materials; and Report the methods used to observe the attic. The home inspector is not required to: Walk in the attic; or Observe attached accessories including but not limited to shelving systems and storage equipment.

		IN	NI	NP
4.0	**Attic Access**	•		
4.1	**Attic Structure**	•		
4.2	**Attic Penetrations**	•		
4.3	**Attic Insulation**	•		
4.4	**Attic Ventilation**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

4.0 The attic was accessible through ceiling hatch located in the stairway leading to the basement.

4.1 The interior attic structure was in good solid condition with no evidence of water penetration or damage. It appeared to be properly constructed and provides ample roof support.

4.1 Attic Structure

4.1 Roof Structure

4.2 The attic penetrations were in good secure condition with no evidence of recent water penetration.

4.2 Chimney Penetration

4.2 Pipe Vent Penetration

4.3 The attic insulation was a blown in Cellulose insulation and is about eight inches thick or just over 29 R-Value.

4.3 Cellulose Insulation

4.4 The attic ventilation was unobstructed and in good condition.

4.4 Ridge-vent Openings

The attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Attic penetrations can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Living Room

		IN	NI	NP
5.0	Description	•		
5.1	Ceiling	•		
5.2	Walls	•		
5.3	Door(s)	•		
5.4	Window(s)	•		
5.5	Floors	•		
5.6	Room Heating / Cooling	•		
5.7	Switches / Fixtures / Outlets	•		
5.8	Safety Detectors	•		

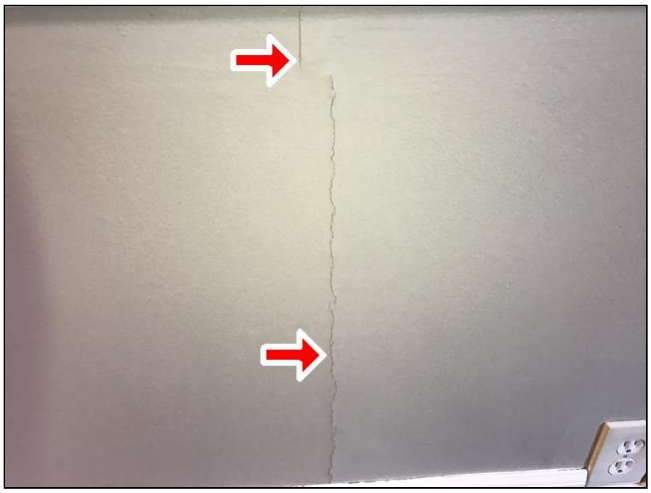
IN= Inspected, NI= Not Inspected, NP= Not Present IN NI NP

5.0 The Living Room was located on the north east corner of the house.

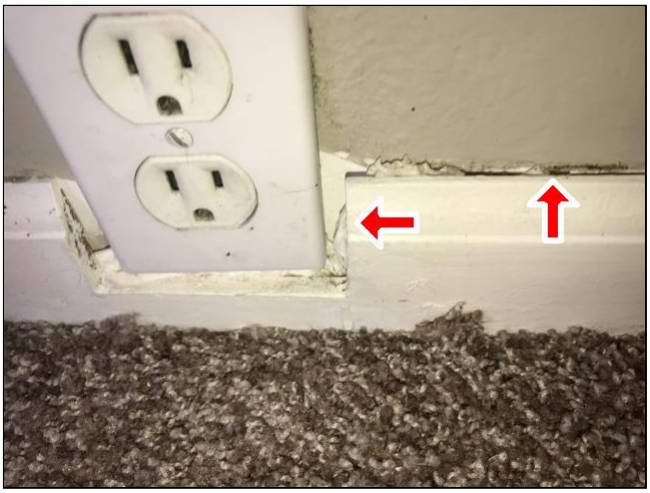
5.0 Living Room

5.1 The ceiling was in good condition with no apparent defects.

5.2 The walls were in relatively good condition with cosmetic defects.

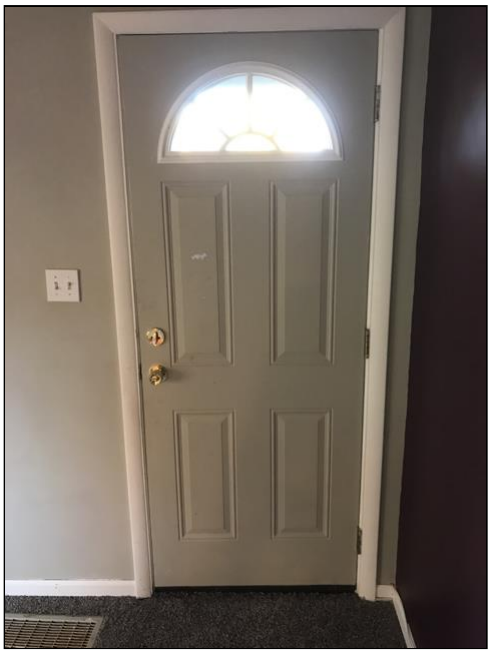


5.2 Wall Crack



5.2 Crudely Installed Trim & Wall Cracking

5.3 (1) The front entrance door from the exterior of the house was in good operable and lockable condition with no apparent defects.



5.3 Front Entrance Door

(2) **The bottom panel of the front storm door was damaged. The door should be replaced.**

5.3 Damaged Storm Door

5.4 The window(s) were in good operable condition with no apparent defects.

5.5 The flooring was in good condition with no apparent defects.

5.6 The heat and cool air return vents were unobstructed with no apparent defects.

5.7 The electrical components in this room were in good condition. The switches and fixtures operated. The outlets that were tested operated with no defects.

5.8 The smoke detector operated when tested.

6. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP
6.0	**Description**	●		
6.1	**Ceiling**	●		
6.2	**Walls**	●		
6.3	**Floors**	●		
6.4	**Windows**	●		
6.5	**Doors**	●		
6.6	**HVAC Vents**	●		
6.7	**Outlets Wall Switches and Fixtures**	●		
6.8	**Counters and a representative number of Cabinets**	●		
6.9	**Plumbing Drain and Vent Systems**	●		
6.10	**Plumbing Water Supply Faucets and Fixtures**	●		
6.11	**Refridgerators/Freezers**	●		
6.12	**Ranges/Ovens/Cooktops**	●		
6.13	**Range Hood/Venting**	●		
6.14	**Microwave Cooking Equipment**	●		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

6.0 The Kitchen/Dining Area was located on the north west corner of the house.

6.0 Kitchen/Dining Area

6.1 The ceiling was in good condition with no apparent defects.

6.2 The kitchen walls were in good condition with no apparent defects.

6.3 The flooring was in good solid condition with no apparent defects.

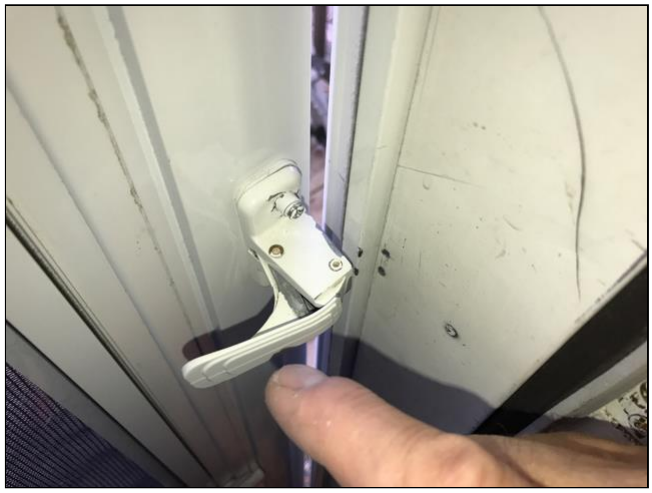
6.4 The window was in good operable and lockable condition with no apparent defects.

6.5 (1) The exterior entrance door was in good working and lockable condition with no apparent defects.

6.5 Exterior Entrance Door

(2) **The storm door was intact and in relatively good condition. *However the door handle was broken and malfunctioning.* The door handle should be examined and repaired or replaced.**

6.5 Damaged Exterior Handle



6.5 Inoperable Interior Handle

6.6 The HVAC vent was in good condition.

6.7 The switches and fixtures were in good working condition. All outlets appeared to be in good working order. The GFCI(s) operated properly.

6.8 (1) The counter tops were in good solid condition with no major defects.

6.8 Counter Tops

(2) A representative number of cabinets doors and drawers were inspected. They were in good working order.

6.8 Kitchen Cupboards

6.8 Kitchen Cabinets

(3) **The floor of the kitchen cabinet under the sink had obvious water damage. *The floor was buckling, contorted and moisture stained. Also there was fungal growth around the plumbing. Consideration should be given to replacing the the floor in this cabinet.* (See the Ancillary Tests and Examinations section regarding the fungal development in this cabinet.)**

6.8 Deteriorated Cabinet Floor

6.9 The kitchen plumbing drain and vent systems were in good working condition and appeared to have proper drainage.

6.9 Sink Drains

6.10 The water supply faucets and plumbing fixtures in the kitchen were in good working order with no apparent defects.

6.11 The refrigerator was in good working order with no apparent defects.

6.12 The Range/Oven/Cooktops were in good working order. A representative number of settings were tested and no apparent defects were found.

6.12 Range Top

6.12 Functional Oven

6.13 The range hood vent was integrated within the overhead microwave oven. The light and fan switches operated. The vent exhausted air properly.

6.14 A representative number of settings were tested and the microwave operates properly with no apparent defects.

The built-in appliances of the home were inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Utility Room

		IN	NI	NP
7.0	**Description**	•		
7.1	**Ceilings**	•		
7.2	**Walls**	•		
7.3	**Floors**	•		
7.4	**Windows**	•		
7.5	**Doors**	•		
7.6	**Switches / Fixtures / Outlets**	•		
7.7	**Stairs / Steps / Railings**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

7.0 The Basement Utility Room encompassed the entire footprint of the original house structure.

7.0 Basement Utility Room

7.1 (1) The suspended ceiling was in relatively good condition with minor defects.

(2) ***There was a damaged suspended ceiling rail located near the stairway. Although the ceiling appeared to be stable at this time.*** **The rail should be examined and repaired or replaced.**

7.1 Damaged Ceiling Rail

7.2 (1) The room has a combination of finished and unfinished structural walls. The walls were in relatively good solid condition with some defects.

(2) ***There were two gaps in the mortar of the blocks on the north east corner. Although the wall appeared to remain structurally stable at this time.*** **All mortar gaps in structural foundation walls should be filled and sealed whenever found.**

7.2 Mortar Gaps

7.3 The floors were unfinished poured concrete and are in good condition with no major defects.

7.4 The basement window appears to be intact with no apparent defects.

7.4 Basement Window

7.5 The door was in good operable condition with no apparent defects.

7.6 The electrical components in this room are in good condition. The switches and fixtures operate. The outlets that were tested operated with no defects.

7.7 The steps and stairway were secure, solid and in good condition. *However there was no handrail attached. Handrails are necessary on staircases as a safety code requirement.* We recommend installing a secure handrail approximately 30 inches above the step surfaces.

7.7 Proposed Handrail

8. Bedroom #1

		IN	NI	NP
8.0	Description	•		
8.1	Ceiling	•		
8.2	Walls	•		
8.3	Door(s)	•		
8.4	Window(s)	•		
8.5	Floors	•		
8.6	Room Heating	•		
8.7	Switches / Fixtures / Outlets	•		

IN= Inspected, NI= Not Inspected, NP= Not Present IN NI NP

8.0 Bedroom #1 was located on the south east corner of the house.

8.0 Bedroom #1

8.1 (1) The bedroom ceiling was in relatively good condition with cosmetic defects.

8.1 Flaking Ceiling Surface

(2) ***The was a section of ceiling that was patched. The patched area was uneven and visible.*** **Consideration could be given to reworking the patch to better blend with the rest of the ceiling surface.**

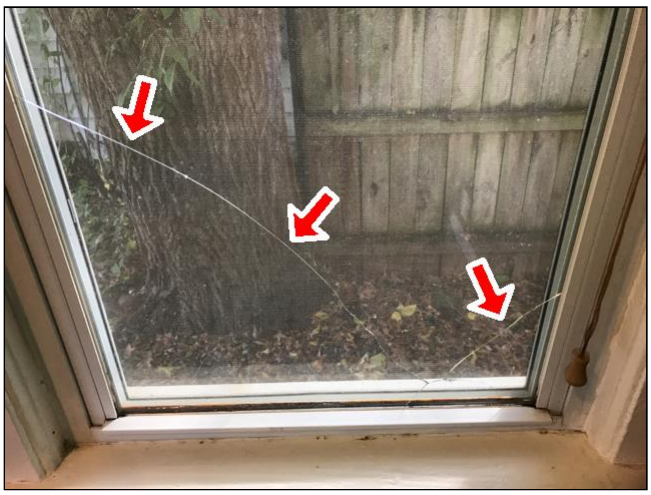
8.1 Visible Ceiling Patch

8.2 The bedroom walls were in good condition with no apparent defects.

8.3 The bedroom door was in good operable condition with no apparent defects.

8.4 (1) The bedroom window(s) were in relatively good operable condition.

(2) **The window on the south east corner was cracked. The broken glass should be replaced.**



8.4 Broken Window Pane

8.5 The bedroom flooring was in good condition with no notable defects.

8.6 The heat vent was unobstructed with no apparent defects.

8.7 (1) The electrical components in this bedroom were in relatively good condition. The switches and fixtures operated. The outlets that were tested operated with no defects.

(2) ***There were missing cover plates on the receptacles in this room.*** **All electrical junction boxes containing wiring or receptacles need to have cover plates in stalled.**

8.7 Missing Cover Plate

9. Bedroom #2

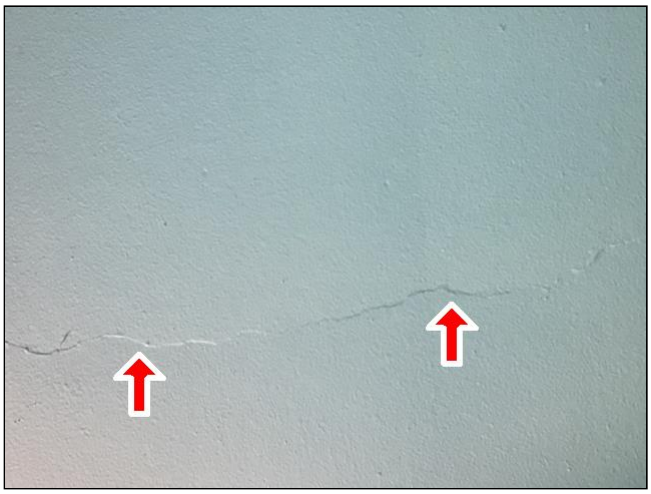
		IN	NI	NP
9.0	Description	•		
9.1	Ceiling	•		
9.2	Walls	•		
9.3	Door(s)	•		
9.4	Window(s)	•		
9.5	Floors	•		
9.6	Room Heating	•		
9.7	Switches / Fixtures / Outlets	•		
9.8	Closet(s)	•		
9.9	Safety Detectors	•		

IN= Inspected, NI= Not Inspected, NP= Not Present IN NI NP

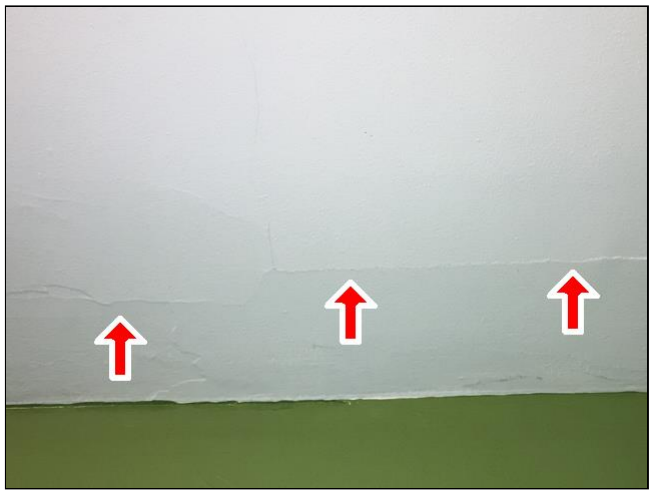
9.0 Bedroom #2 was centrally located on the south side of the house.

9.0 Bedroom #2

9.1 The bedroom ceiling was in relatively good condition with cosmetic crack defects.



9.1 Ceiling Crack



9.1 Ceiling Cracks

9.2 The bedroom walls were in relatively good condition with cosmetic defects.

9.2 Wall Cracking

9.2 Chipping Paint

9.3 The bedroom door was in good operable condition with no apparent defects.

9.4 The bedroom window was in good operable condition with no apparent defects.

9.5 The bedroom flooring was in good condition with no notable defects.

9.6 The heat vent was unobstructed with no apparent defects.

9.7 The electrical components in this bedroom were in good condition. The switches and fixtures operated. The outlets that were tested operated with no defects.

9.8 The bedroom closet interior was in good condition with no apparent defects. The closet door was operable with no apparent defects.

9.9 The bedroom smoke detector operated when tested.

10. Bath #1

The home inspector shall observe and operate the basic functions of the following bathroom appliances: Permanently installed vanity sinks and faucets; Toilets; Showers; Tubs; Spa's; Saunas; In-floor heating; Ventilation equipment or any other permanently installed fixture. The home inspector shall also inspect walls, floor, and ceiling for water intrusion.

The home inspector is not required to observe: Clocks, timers, or thermostats for calibration or automatic operation; or Non built-in appliances. The home inspector is not required to operate: fixtures in use; or any appliance that is shut down or otherwise inoperable.

		IN	NI	NP
10.0	**Description**	•		
10.1	**Ceiling**	•		
10.2	**Walls**	•		
10.3	**Floors**	•		
10.4	**Windows**	•		
10.5	**Doors**	•		
10.6	**Room Heating / Cooling**	•		
10.7	**Switches / Fixtures / Outlets / Circuit Interuptors**	•		
10.8	**Exhaust fan**	•		
10.9	**Counters and Cabinets**	•		
10.10	**Plumbing Fixtures (Tub/Shower/Toilet/Sinks)**	•		
10.11	**Plumbing Water Supply and Distribution Systems**	•		
10.12	**Plumbing Drain, Waste and Vent Systems**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

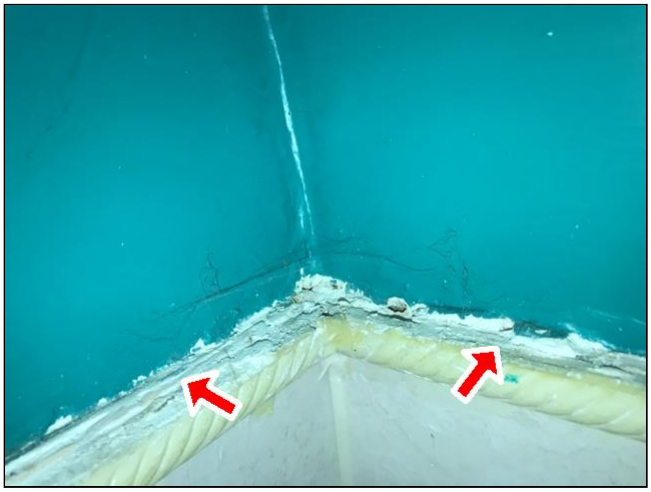
10.0 The Bathroom was located on the south west corner of the house.

10.0 Bathroom

10.1 The bathroom ceiling was in good condition with no apparent defects.

10.2 (1) The walls and trim were in good condition with no apparent defects.

(2) **The caulk sealant along the top edge of the shower surround walls was poorly installed and deteriorating. The silicone caulk should be applied around the seams where the walls meet the shower surround.**



10.2 Deteriorating Caulk

10.3 The flooring was in good solid condition with no apparent defects.

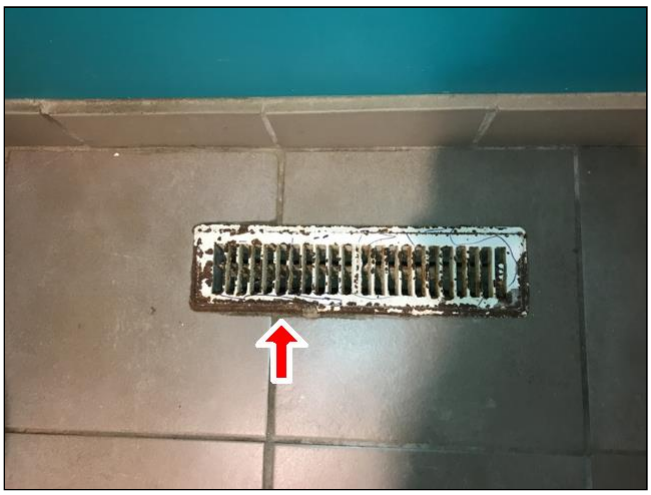
10.4 The window was in good operable and lockable condition with no apparent defects.

10.5 (1) The door was in relatively good working and lockable condition with cosmetic defects.

(2) ***There was a puncture hole in bathroom door surface.*** **Consideration should be given to patching or replacing the door.**

10.5 Puncture Hole

10.6 The heating vent was in relatively good condition. ***However the metal grille had worn paint and was rusting.*** **Consideration should be given to replacing the vent grille.**

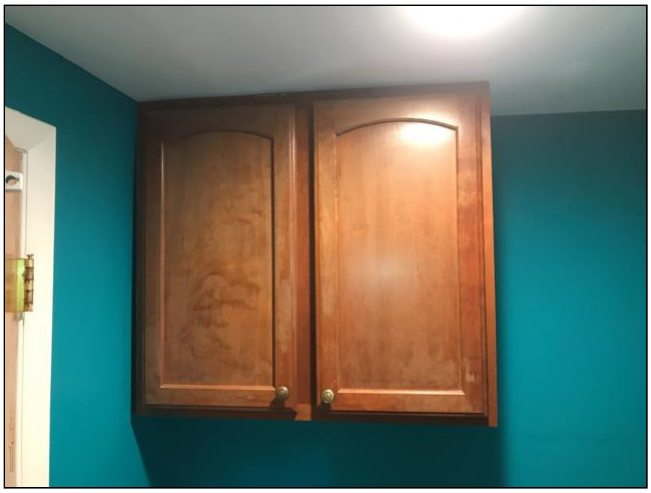


10.6 Rusting Vent Grille

10.7 The switches and fixtures were in good working condition. All outlets appeared to be in good working order. The GFCI receptacle operated when tested.

10.8 The exhaust vent fan operated when tested.

10.9 The cupboard was in good condition with no apparent defects.



10.9 Bathroom Cupboard

10.10 (1) The plumbing fixtures in the bathroom were in good working order with no apparent defects. The sink and toilet fixtures were in good working condition with no apparent leaks or defects.

10.10 Pedestal Sink

10.10 Toilet

(2) The tub and shower fixture was in good working condition with no apparent leaks or defects.

10.10 Tub & Shower

(3) **The water flow diverter of the tub spout was stuck in the shower head position.** ***Consequently the spout could not be used to fill the bath tub.*** **The spout needs to be examined and repaired or replaced.**

10.10 Stuck Water Flow Diverter

10.11 The water supply faucets and plumbing fixtures in this bathroom were in good working order with no apparent defects.

10.12 The bathroom plumbing drain and vent systems were in good working condition with proper drainage.

10.12 Sink Drain

The built-in bathroom fixtures of the home were inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP
11.0	**Description (Basement, Crawlspace, Slab)**	•		
11.1	**Crawl Spaces**	•		
11.2	**Access (Crawl Space)**	•		
11.3	**Walls**	•		
11.4	**Floor**	•		
11.5	**Overhead Surfaces**	•		
11.6	**Vapor Barriers**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

11.0 The foundation for original part of the house was concrete block walls and poured concrete floor. All structural components of the house that were visible appeared to be in good condition with no evidence of heaving, cracking or leakage. The walls appeared to be plumb and square both on the exterior and interior where visible. The structural integrity of the floors was intact and there is no evidence of defects.

11.1 The crawlspace was under the addition off the rear of the house. The crawl space was concrete block walls with a dirt floor and open floor joist overhead surfaces.

11.1 Crawl Space

11.2 The crawlspace was assessable from an open area in the basement structural block wall.

11.3 The foundation walls were concrete blocks and mortar and were in good plumb condition with no evidence of water penetration.

11.3 Block Wall

11.4 The dirt floor was intact. ***However there was a significant amount of debris strewn around the crawl space floor.*** **The crawl space would be easier to access and service if the debris was removed.**

11.4 Construction Debris

11.5 The unfinished open floor joist ceiling was in good condition with no apparent defects.

11.6 The crawl space floor did not have any vapor barrier. *The dirt floor should be lined with a plastic sheeting throughout.* NOTE: Vapor barriers protect the crawl space from moisture leaching up from the ground and creating an environment where fungal organisms can breed. Some fungal organisms are health hazards.

11.6 Missing Vapor Barrier

The structure of the home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Plumbing System

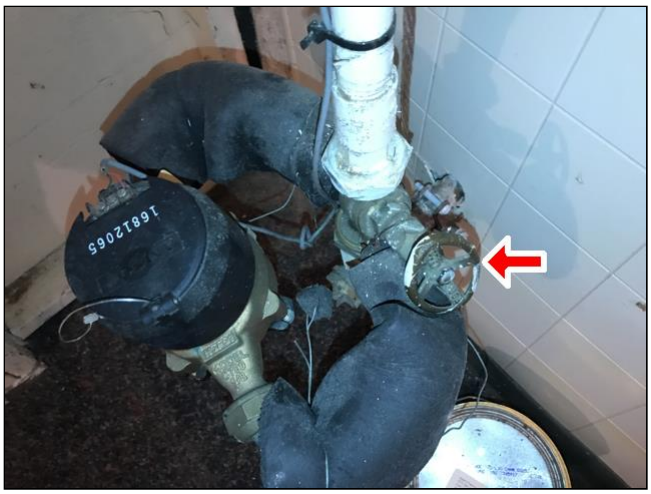
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP
12.0	**Description**	•		
12.1	**Main Water Shut-off Location**	•		
12.2	**Plumbing Drain, Waste and Vent Systems**	•		
12.3	**Plumbing Water Supply and Distribution Systems**	•		
12.4	**Hot Water Systems, Controls, Chimneys, Flues and Vents**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

12.0 The plumbing for this house consisted of PVC and copper piping. All connections and junctions that were visible appeared to be properly installed and there was no evidence of leaking to be noted.

12.1 The main water shut off valve was located at the base of the water meter. The meter was located in the basement.



12.1 Main Water Valve

12.2 The waste and drain lines were PVC and in good secure condition. The drain lines had accessible clean out points and the lines appeared to be properly installed and properly sloped to provide adequate drainage.

12.2 Drain Clean-out

12.3 The water supply lines were in good secure condition with no evidence of leaks.

12.4 (1) The water heater, water supply, and gas venting were in good secure condition with no evidence of leaks or improper installation. The pressure release valve drained properly to within 6" of the floor.

12.4 Water Heater

(2) The components of the water heater all appeared to be in good operable condition with no apparent defects.

12.4 Gas Valve

12.4 Exhaust Stack

12.4 Exhaust Inducer

The plumbing in the home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP
13.0	**Service Entrance Conductors (Meter Post)**	•		
13.1	**Main Distribution Panel**	•		
13.2	**Grounding Equipment**	•		
13.3	**Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**	•		
13.4	**Connected Devices and Fixtures**	•		
13.5	**Smoke and Carbon Monoxide Detectors**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

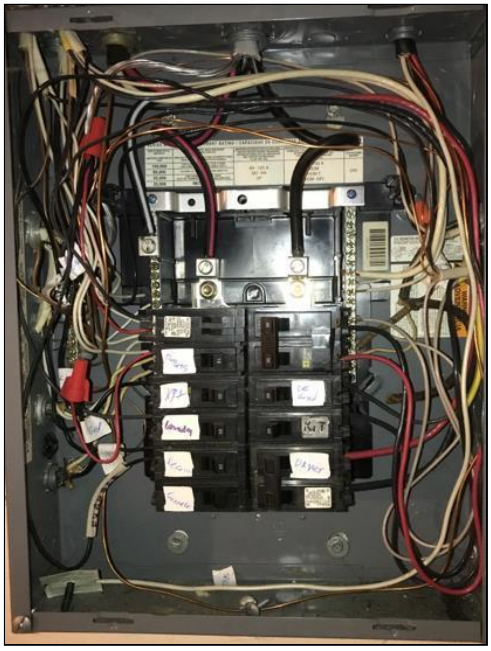
13.0 The main overhead service entrance conductors were in good clean and secure condition with no evidence of overloading or overheating.

13.0 Service Mast

13.0 Electricity Meter

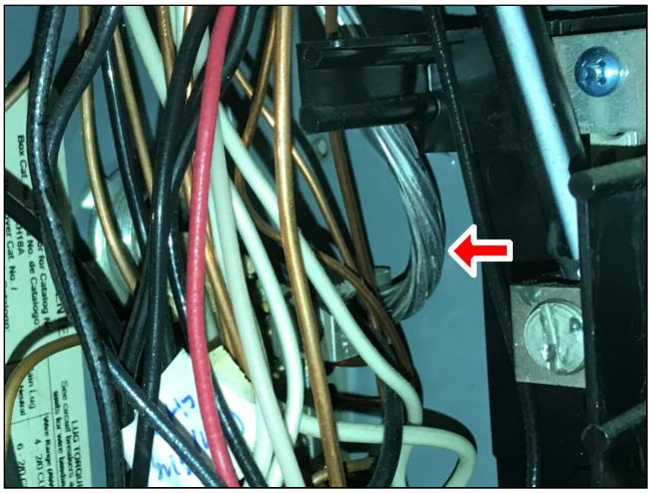
13.1 The main electrical distribution panel was located in the basement. The panel was 100 amp panel with no spare spaces for additional expansion.

13.1 Breaker Panel



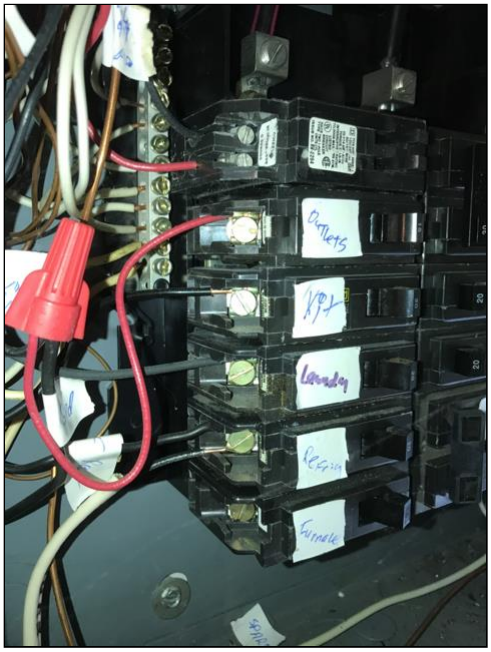
13.1 Panel Interior

13.2 The main grounding wires were in good secure and clean condition.



13.2 Ground Wiring

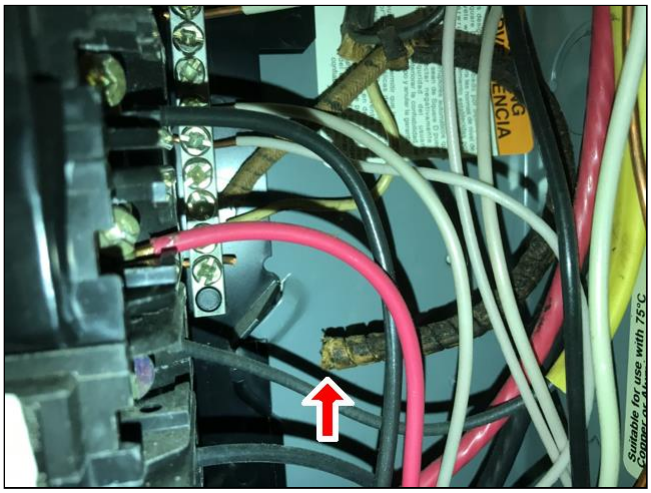
13.3 (1) The breakers and their associated circuit wires were in good secure condition. The breakers were properly sized for the attached circuit wires.



13.3 Breaker Circuits (Left Bank)

13.3 Breaker Circuits (Right Bank)

(2) **There was a 6” long section of wire with an exposed uncovered end. The wire was terminated at the neutral bar of the panel. Unterminated wires inside an electrical panel could cause arcing and are potential safety concerns. The wire should be removed from the electrical panel.**



13.3 Exposed Wire End

13.4 ***Except where noted in individual room inspections,*** all outlets, GFCI receptacles, switches and fixtures appear to be in good working order.

13.5 ***Except where indicated in individual room inspections,*** the smoke detectors that were examined operated properly when tested. **We recommend that the batteries be replaced prior to occupancy to ensure safe operation of the smoke detectors.**

The electrical system of the home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

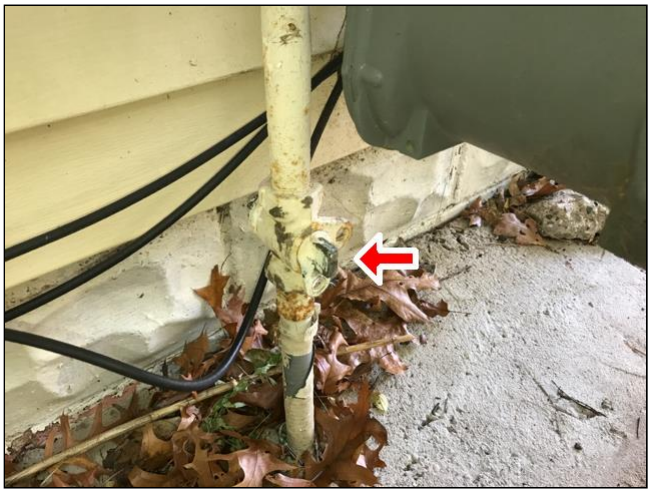
14. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP
14.0	**Main Fuel Shut-off Location**	•		
14.1	**Description (Primary Furnace)**	•		
14.2	**Heating Equipment (Primary Furnace)**	•		
14.3	**Cooling Equipment**	•		
14.4	**Normal Operating Controls**	•		
14.5	**Automatic Safety Controls**	•		
14.6	**HVAC Distribution Systems**	•		
14.7	**Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

14.0 The main fuel shut off was at the gas meter outside.



14.0 Main Gas Valve

14.1 The heating for this house is via a natural-gas forced-air system.

14.1 Furnace

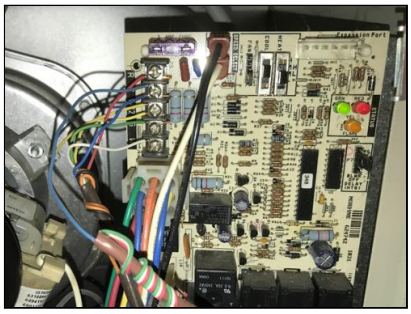
14.2 The components of the furnace all appeared to be in good operable condition with no apparent defects.

14.2 Gas Valve

14.2 Furnace Switch

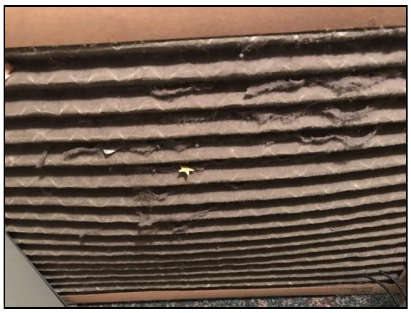
14.2 Exhaust Inducer

14.2 Control Module



14.2 Circuit Board

14.2 Condensate drin



14.2 Air Filter

14.2 Lit Burners

14.3 The exterior condenser appeared to be in good condition. The coolant line appeared to be properly insulated and the electrical safety switch was within sight of the condenser. **NOTE: The air conditioning was not tested in operation because operating it when the outdoor temperature is below 65 degrees could damage the system.**

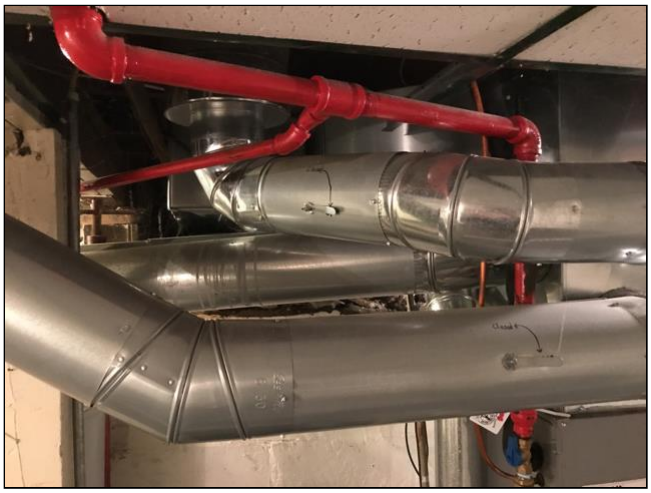
14.3 AC Condenser

14.4 The thermostat is a programmable thermostat in good working condition.

14.4 Thermostat

14.5 The safety switch operated properly, shutting down the furnace when the front panel was removed.

14.6 The HVAC duct work appeared to be in good secure condition.



14.6 HVAC Duct System

14.7 The exhaust vent appeared to be in good secure condition with no evidence of leakage or improper installation.

14.7 Furnace Exhaust Stack

The heating and cooling system of this home was inspected as reported in the information above. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Ancillary Tests and Examinations

		IN	NI	NP
15.0	**Radon Test**	•		
15.1	**Organic Substance Test**	•		

IN= Inspected, NI= Not Inspected, NP= Not Present **IN NI NP**

15.0 A radon test was requested. The specimen collection devices were placed in the basement of the house. **The collection must take place over a period of 2-4 days after which the specimens are shipped to the laboratory for analysis. Typically a minimum of two full business days are required to ship the specimens and receive the laboratory results.**

15.1 Evidence of organic material was found under the kitchen sink. **NOTE: Organic fungal growth in a house is a potential health hazard. *An analysis of the fungus was not requested by the buyer.* Regardless of the variety or strain of the fungus it should be removed and eradicated.**

15.1 Organic Fungal Material