



111 Jefferson

Table of Contents

Definitions	2
General Information	2
How To Read This Report	3
Air Conditioning	4
Attic	4
Basement	6
Baths/Restrooms	9
Bedroom	10
Electrical Service	11
Environmental	12
Exterior	14
Fire And Carbon Monoxide	15
Heating Forced Air	15
Kitchen	16
Laundry Area	18
Living Space	19
Lot and Grounds	20
Plumbing	21
Roof	22
Structure	25
Sump Pump:	26
Summary	28

Definitions

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M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Client Information

Matt Fletcher Phone 313-510-0284 Fax NA

Inspection Company

Matt Fletcher is a licensed builder, degreed construction educator and certified inspector. Matt Fletcher is not an engineer. However, his company, Belle Isle Engineering, does offer structural engineering, civil engineering and surveying services performed by licensed Professional Engineers.

Inspector Name Matt Fletcher

Company Name Belle Isle Engineering

Charge Of Inspection NA

Conditions

Electric On ☒ Yes ☐ No ☐ Not Applicable

Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

Water On ☒ Yes ☐ No ☐ Not Applicable

Temp. Estimated 30s

Sewage Disposal Unknown How Verified Not verified by inspector.

Water Source Unknown How Verified Not Verified

Additions/Modifications Unknown

Permits Obtained Unknown How Verified Not verified by inspector.

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How To Read This Report

INSPECTION AGREEMENT THIS IS A LEGALLY BINDING CONTRACT

INSPECTOR means Matt Fletcher Home Inspections LLC D/B/A Belle Isle Engineering LLC and its agents, employees, representatives including Matt Fletcher individually. CLIENT means person(s) signing this agreement.

Scope of Inspection: The inspection is meant to determine the general condition of the building(s) at the time of inspection and is done in accordance standards and practices established by the American Society of Home Inspectors (ASHI) and/or ASTM standard E2018-08 for Baseline Property Condition Assessments (PCA) on commercial inspections. All inspecting and testing is done on a sampling basis. For example, because of furniture, boxes, debris, no access, time limitations, every plug, light, appliance feature or vent may not be tested. We estimate the age of major components like the furnace, hot water tank, roof, air conditioning unit and test their function when possible, and report the average life expectancy of these items. We test plug outlets for proper wiring and determine general condition of electrical system, check for leaks and water pressure at all visible plumbing fixtures, function of windows and door when accessible, visible structural components, enter into all readily accessible spaces where we can fit.

Inspectors are generalists which have training in most areas of construction but are not necessarily experts in any single area such as electrical or heating and cooling. IF ANY INSPECTION ITEMS ARE RATED AS "MARGINAL OR "DEFECTIVE", WE STRONGLY ADVISE THAT THE CLIENT CONSULT WITH A LICENSED & QUALIFIED CONTRACTOR FOR FURTHER EVALUATION AND COST OF REPAIRS. Appliances such as stoves and washing machines are NOT considered part of the building are NOT tested unless the appliances are included in the real estate transaction and the CLIENT requests the appliances be tested. Matt Fletcher is NOT an engineer but Belle Isle Engineering does offer engineering and surveying services by a licensed Professional Engineer at an additional fee, and if requested by the client and is NOT part of a standard inspection.

EXCLUSIONS UNLESS OTHERWISE NOTED: Soil analysis or environmental testing including but not limited to: Phase I Environmental Survey, radon, lead asbestos, mold, verify square footage, survey of property lines, year built, determine local building codes past or present, sprinkler systems, inspect underground sewer lines, septic systems, water softeners, wells, check for underground oil storage tanks, check for past building permits, inspect swimming pools, termite inspections which may be required by some lenders. We will not move large furniture, rugs, and stored items in closets or large debris to gain access to blocked areas of the building. This inspection is not a guarantee or warranty, a furnace that is working today could have an electronic failure tomorrow. This inspection report covers only the items listed in the report. If you choose to participate in the inspection by climbing on our ladder or using other equipment, you do so at your own risk and we are not responsible for any injury you suffer.

CLIENT agrees no civil claim action, law suit, claim refund or damages, may be commenced against the INSPECTOR for this Inspection past 183 DAYS FOLLOWING THE DATE OF THIS AGREEMENT This inspection is for the purpose of advising only the signing CLIENT of this contract. The signer of this contract represents to Matt Fletcher Home Inspections DBA Belle Isle Engineering is the sole CLIENT or represents all CLIENT of the inspected property. This agreement will remain in force for this inspection, all future or past inspections these CLIENT(S). INSPECTOR will provide your realtor a copy of this report unless the CLIENT advises INSPECTOR not to. Please CLEARLY Complete Following:

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Air Conditioning

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The average life expectancy of an air conditioning unit in Michigan is about 12-15 years. Cost of replacement for residential units is about \$1,500 to \$3,000 per unit depending on the size and quality of the unit(s). Large commercial units can be ten times that amount. Some units I have inspected lasted 30 years but that is unusual. We only report on the functionality of the unit at the time of inspection, approximate age of unit, and average life expectancy.

WE DO NOT CALCULATE WHETHER THE AC UNIT IS SIZED PROPERLY TO THE BUILDING. WE DO NOT DETERMINE IF THE WIRE GAUGE TO AC UNITS, ELECTRIC HOT WATER HEATERS, OR STOVES IS THE CORRECT SIZE. THE MANUFACTURER OR A LICENSED ELECTRICIAN CAN DO THAT. IN GENERAL, 1 ton of cooling is needed for every 600 square feet but this will vary with the design of the building, number of windows and zone/climate.

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None. AC System

1. Description: None.
2. ☒ ☐ ☐ ☐ ☐ Duct Work: Functional. Where visible.

Attic

Important general information, please read

THE BUYER(S) SHOULD CONTACT A QUALIFIED CONTRACTOR TO REVIEW ANY MARGINAL OR DEFECTIVE ITEMS LISTED IN THIS SECTION BEFORE THE BUYER(S) PURCHASE THE HOME. Any Cost estimates are only BALLPARK estimates. Call 3 contractors specializing in those specific areas for further evaluation and more accurate quotes.

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Attics without floors or adequate headroom may have to be inspected from the access hole and all of the attic space may not be visible.

Bathroom and kitchen fans should never dispense air into the attic space. This was a common practice in the past and is no longer acceptable since it promotes the growth of mold and breakdown of roof structures. Kitchen and bathroom fans should always be exhausted to the exterior of the home. If warm moist air from the home is exhausted into the attic, it could cause condensation and water damage.

Water marks, stains, rotten wood, dampness are all signs that the roof may leak. Check your attic periodically for dampness. The best

Attic (Continued)

time to check it is during a hard rain.

Roof/Attic Venting

For new home construction, the minimum is 1 square foot of ventilation or net free area for every 150 square feet of attic floor space.

If your vents are split between ridge vents and intake vents in the over-hang, the minimum requirement is also 1 square foot of ventilation or net free area for every 150 square feet of attic floor space. For example: 1500 square feet of attic floor space ÷ 150 = 10 SQUARE FEET (not vents) of net free area needed. Using this formula, most of the roofs/attics I inspect are under-vented.

The can vents on a typical home are generally well under 1 square foot or 12" x 12" and I would guess that most are more in the area of 6" x 6" in size. Therefore, a 1,500 square foot attic with typical 6" x 6" vents would need about 20 vents (10 soffit and 10 cans on roof) to properly vent it.

Ice dams

Michigan is a state where ice damming is common. Ice dams can be a symptom of too little insulation and/or poor ventilation in the attic. Ice damming occurs when snow melts on a roof and runs down toward the over-hangs and then re-freezes creating a dam. More snow melts higher on the roof and runs down and is stopped by the dam and water can back up under the shingles causing damage to the attic and ceiling below.

A product made of a heavy rubber material can protect against water leaks due to ice damming. This product is commonly known as Ice Shield but Ice Shield is just a brand name such as Kleenex and is sold under other names. Most cities now require Ice Shield when a new roof is put on. It can be difficult or even impossible for a home inspector to tell if a home has this product installed and is not reported in the inspection report.

Adding more insulation to the attic floor can be a great help in reducing ice dams.

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Accessible portions. Attic

1. Method of Inspection: From the attic access

2. ☒ ☐ ☐ ☐ ☐ Access/condition: Bedroom ceiling., Closet. Checked from access unless otherwise noted. No floor in attic restricts how much can be inspected.

3. ☒ ☐ ☐ ☐ ☐ Insulation Type: Fiberglass visible. ***INSPECTOR DOES NOT LOOK UNDER INSULATION. ONLY WHAT IS VISIBLE ON THE SURFACE IS INSPECTED. WE CANNOT TELL IF OLD INSULATION CONTAINS ASBESTOS BY JUST LOOKING AT IT. WE CAN HAVE A SAMPLE OF THE INSULATION TESTED FOR ASBESTOS AT AN ADDITIONAL COST IF YOU LIKE. IT WILL TAKE A FEW DAYS TO GET THE RESULTS BACK FROM A LOCAL LAB.**

Attic (Continued)

4. ☐ ☐ ☐ ☐ ☒ Insulation Depth: 8" estimated. Missing insulation in one area. *This amount of insulation may have been adequate when this house was built but isn't adequate by today's standards. More insulation is recommended.
5. ☐ ☐ ☐ ☐ ☒ Structure/Surfaces Attic Where visible. Rot damage to plywood sheathing with improper patch under vent. Discolored areas from previous leaking and possible mold seen in several locations. The roof needs repairs or replacement.

The bath fan blows into the attic but is pointed at a roof vent. This was common practice in the past but is no longer recommended because it may cause mold growth. Bath vents should exhaust directly to the exterior like a clothes dryer.

There is about one gallon of animal feces in the attic.

6. ☐ ☐ ☐ ☐ ☒ Windows, Vents: Box vents., Gable vents. **No soffit vents in the over-hang. Soffit vents may not have been required when the house was built but they are standard today and help vent the attic.**
7. ☐ ☐ ☐ ☐ ☒ Electrical: Wiring/lights. Improper wiring. A junction box was added and doesn't have connectors where the wire goes into the box. Improperly ran wire.
8. ☒ ☐ ☐ ☐ ☐ Plumbing stacks Soil pipes.

Basement

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Finished Basements

If the basement is finished, it is impossible to inspect the structural components (foundation) underneath the drywall or paneling. Finished basements can hide such things as bowed foundation walls, mold, cracked or defective support structures. Finished basements can also hide water stains due to leaking.

Basement (Continued)

Ceilings

Ceilings in basements can hide improper wiring or other damage. If I can, I lift up a few ceiling tiles where possible to check for improper wiring but cannot see all of it. Be aware that I check a few locations where I think I am likely to find problems but cannot remove every ceiling tile during the inspection. Many times the tiles are stuck in place and I cannot lift them without damaging the tiles and must leave them in place.

IF YOU HAVE A FINISHED BASEMENT BE CERTAIN YOUR HOMEOWNERS INSURANCE COVERS WATER DAMAGE IN THE BASEMENT BECAUSE WE DO NOT. YOU CAN ALSO PURCHASE INSURANCE THAT COVERS THE FURNACE, AND HOT WATER HEATER.

*****WARNING *****

Matt Fletcher Home Inspections LLC does not warrant sump pumps or basements against leaking. It is my opinion that ALL BASEMENTS WILL LEAK OR FLOOD AT SOME TIME AND TO SOME DEGREE. If you must store valuables in the basement, put them on shelves as high as possible and make sure your insurance covers damage due to sewer water and ground water are treated as two different "items" in home owner's insurance policies. Many insurance companies also EXCLUDE flooding and mold clean up in their policies. Read your policy carefully.

Water or moisture stains on walls are an indication of leaking in the past. If a basement has leaked in the past, it will probably leak in the future. It is not a matter of IF, but WHEN the basement will leak or flood. Most basement waterproofing companies warrant leaking for ABOUT ten years. Matt Fletcher Home inspections LLC does not warrant them at all. If you must store valuables in the basement, put them on shelves as high as possible. Make certain your homeowner's insurance covers WATER DAMAGE AND MOLD due to basement leaks and sewers backing up. Ask your insurance agent about "broad water coverage" for your basement.

Sump Pump Warning

Many homeowners insurance policies EXCLUDE sump pump failures, sewage backups and basement floods from coverage. Make sure you have coverage for water damage, especially if you have a finished basement. Repairing finished basements can cost \$20,000 - \$40,000 after a flood. Sump pumps can simply stop working causing the basement to flood. Check on your sump pump regularly. It is not a matter of IF, but WHEN the pump will fail. A BACKUP POWER SOURCE AND OVER-FLOW ALARM ARE HIGHLY RECOMMENDED FOR SUMP PUMPS. These systems can be tied into a home security system and if you sump pump overflows, it will call you on your cell phone.

The sump pump has a float attached, when the float rises above a certain level, the motor comes on and pumps the water to wherever the discharge line leads. The water may discharge onto the ground or to a storm drain. MOST older homes do not have a sump pump.

Basement (Continued)

Sump pumps do not have an easily readable serial number on them giving the age of the unit. Matt Fletcher can only tell if it is working or not at the time of inspection. Sump pumps must have household electricity to operate unless they have a battery or other backup system. If your electricity goes out during a storm, your sump pump will not work. Most manufacturers warranty sump pumps for 1-2 years. Matt Fletcher does not warranty them at all.

Water does more damage to homes than anything else. Do not underestimate damage caused by water. If the basement is finished with drywall, there may be mold growing on the back side of the drywall where it is not visible. The back side of drywall is paper (cellulose) which is a favorite food for mold. High humidity or moisture levels, plus cellulose, equals mold. Environmental testing is not included in a standard inspection. We can do environmental testing for an additional fee.

Large furniture and personal items are not moved during inspections.

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All. Basement

1. ☐ ☐ ☐ ☒ ☐ SURFACES BASEMENT Evidence of past leaking. Water marks and rot at the bottom of the basement walls. The plywood/paneling has water marks and areas of rot indicating mast leaking. On the exterior of the house, there is negative grade and downspouts depositing water too close to the foundation.

Finished basement walls. **If the basement is finished, it is impossible to inspect parts of the structure for damage. Ceiling tiles are not removed to inspect above them because the corners of the tiles tend to break. If some can be lifted for a sampling view of the structure above, we can do that if some loose tiles can be found. However, our view is severely limited by drop ceilings.

ALSO IF THE BASEMENT IS FINISHED WE STRONGLY RECOMMEND YOU PURCHASE HOMEOWNERS INSURANCE THAT COVERS ALL TYPES OF WATER DAMAGE, RAIN WATER, SUMP PUMPS FAIL, SEWER BACK-UPS, SWIMMING POOLS BURSTING. IT IS OUR OPINION THAT ALL BASEMENTS WILL EVENTUALLY LEAK OR FLOOD AND FINISHED BASEMENTS ARE ESPECIALLY AT RISK OF DAMAGE. WE DO NOT WARRANTY BASEMENTS AGAINST LEAKING, SO PURCHASE INSURANCE.

2. ☐ ☐ ☒ ☐ ☐ Structure: Not visible. Plywood on walls.

Basement (Continued)

3. ☒ ☐ ☐ ☐ ☐ HEAT SOURCE: Heating system register.
4. ☒ ☐ ☐ ☐ ☐ WINDOWS & DOORS: Inspected where present.
5. ☒ ☐ ☐ ☐ ☐ ELECTRICAL: Lights and plugs.
6. ☐ ☐ ☐ ☐ ☒ Plumbing/Fixtures: Inspected where present. There is a leak in the bath tub trap area. The water is dripping into the basement.

Baths/Restrooms

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DON'T BE SHOCKED IF THERE ARE 30-60 MARGINAL AND/OR DEFECTIVE ITEMS IN YOUR REPORT. IT IS COMMON TO HAVE 30-60 DEFECTS IN A HOME AND MOST OF THOSE ITEMS WILL BE MINOR REPAIRS.

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Bathrooms should always have GFCI plugs to prevent electrocution.

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- | | | |
|----|---------------|--|
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A NP NI M D

All Bathrooms: Bathroom

1. ☒ ☐ ☐ ☐ ☐ Surfaces: Adequate condition.
2. ☒ ☐ ☐ ☐ ☐ Heat Source: Adequate.
3. ☒ ☐ ☐ ☐ ☐ Window Doors vent: Windows Doors Vents.
4. ☒ ☐ ☐ ☐ ☐ Electrical: Lights and plugs. All plugs near water, in bath on kitchen counter tops, garage, unfinished basements, outdoors are recommended to be GFCI protected. The plugs should be tested monthly for function. Push the test button, then reset monthly.
5. ☐ ☐ ☐ ☐ ☒ Plumbing Bath: Issues noted. The toilet is a little loose, needs be tightened down.

During an inspection, the toilets are flushed, checked to see if secure to floor. Hot and cold water ran in sink and shower where present, water diverter checked in shower where present.

Baths/Restrooms (Continued)

6. ☐ ☐ ☒ ☐ ☐ Tub Overflow Not tested. WE DO NOT FILL TUBS UP TO THE OVERFLOW TO TEST FOR FEAR OF DAMAGING THE PLASTER OR OTHER STRUCTURE BELOW. THE RUBBER GASKET/SEAL CAN DRY OUT OVER THE YEARS AND LEAK WATER OUT OF THE OVERFLOW PIPE.

Bedroom

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Bedrooms are described as you face the front of the house. For instance. the "right front corner bedroom" would be as you standing in front of the house facing it.

Every bedroom should have a working smoke detector inside of it and in the hallway outside the bedrooms, and one on each floor of the house.

Generally, a "bedroom" should have a closet, heat, electricity including a light and at least 2 plugs.

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All Bedrooms: Bedroom

- ☐ ☐ ☐ ☐ ☒ Surfaces: Drywall and paint. The rear right bedroom has a inadequate patch to the ceiling. In the rear left bedroom, there is a water mark under the rear window. Not sure where the water came from, the window may be leaking during rain.
- ☒ ☐ ☐ ☐ ☐ Heat Source: Adequate.
- ☐ ☐ ☐ ☐ ☒ Windows: Vinyl. Gasket failure: The rubber basket between the two pains of glass is bowing inward and this is a sign of failure. Sometimes the glass will also start to fog over due to gasket failure.
- ☒ ☐ ☐ ☐ ☐ Doors: Entry and closet. Checked where present.
- ☒ ☐ ☐ ☐ ☐ Electric: Lights and plugs. Checked where present.

Electrical Service

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This is not a "code inspection" of this building. This is a condition inspection. We inspect buildings in dozens of cities and townships in Michigan and some municipalities enforce certain codes and not others. Building codes change over time and the local building, electrical, plumbing inspector may make an issue of something where we do not. This inspection does not "pass or fail" a building or any individual portion of a building, only the city, state or township inspector can do that.

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I recommend whole house surge protectors to all my customers. Surge protectors will protect you appliances and electronics from power surges such as lightening strikes. A licensed electrician can install these for you.

Wire types: Cloth covered wire which is typical of older homes, circa 1940s-1960s is safe. Cloth covered wire is NOT a fire hazard in my opinion unless the insulation is worn or damaged. Some electricians claim this cloth wire will burn your house down. It is my opinion that electricians tell home owners this because they want the work to totally re-wire their house. Cloth covered insulation is actually thicker than new rubber/plastic covered wire.

Conversely, knob and tube wiring is much older and sometimes does need to be replaced. It is

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1. Exterior Service: 100 Amps Estimated. Volts: 110-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Elec. Mast/Meter: Surface mount.
3. ☒ ☐ ☐ ☐ ☐ Grounding: Plumbing and rod in ground
4. ☒ ☐ ☐ ☐ ☐ Service Entry Cable: Adequate.

Basement. Electric Panel

5. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 100 Amps Estimated.
6. ☒ ☐ ☐ ☐ ☐ Description: Breakers.
7. ☒ ☐ ☐ ☐ ☐ Grounding: Ground rod.
8. ☐ ☐ ☐ ☐ ☒ Surge Protection: None. I recommend every house have a whole house surge protector installed in the main panel to protect all appliances. This is not required by code and very few homes have this. This is only a recommendation of mine. Most homes do not have a whole house surge protectors. Cost to have one installed is a few hundred dollars. It is a small box and a couple of wires that are installed in the main electric panel, see sample photo. Consult an electrician.

Electrical Service (Continued)

9. ☒ ☐ ☐ ☐ ☐ Conductor Type: Non-metallic sheathed cable
10. ☐ ☐ ☒ ☐ ☐ Aluminum Wire: None seen. If the house is the right age, a spot check was done for solid aluminum wire. Every wire in the house was not checked. Some older homes have aluminum 12 and 14 gauge solid wire which can be a fire hazard. Stranded aluminum wire for 220 circuits for air conditioning and electric stoves is okay.

Environmental

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NO ENVIRONMENTAL TESTING IS DONE AS PART OF A STANDARD INSPECTION. A visual inspection is done and IF I see something odd or abnormal that I believe needs to be lab tested, arrangements can be made for additional testing at an additional cost. If you wish to have mold testing done for "peace of mind" I would be glad to do it but there is an additional cost.

Asbestos: Asbestos can be found in several locations in older buildings.

Places Where Asbestos Hazards May Be Found In The Home

1. Some roofing and siding shingles are made of asbestos cement.
2. Buildings constructed between 1930 and 1950 may have asbestos as insulation.
3. Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. Their use was banned in 1977.
4. Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
5. Older products such as stove-top pads may have some asbestos compounds.
6. Walls and floors around wood-burning stoves may be protected with asbestos paper, millboard, or cement sheets.
7. Asbestos is found in some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives.
8. Hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.
9. Oil and coal furnaces and door gaskets may have asbestos insulation.

If you are doing any renovation work, have all disturbed materials tested for lead and asbestos.

Lead: All buildings/homes built before 1978 probably contain some lead paint. Lead paint can cause some health issues if ingested. You can read more about lead paint at EPA.gov.

Mold: All homes contain some mold. Mold is a normal part of the environment. People with allergies or compromised immune systems can be harmed by mold. Excessive mold can harm healthy people living in the home. We can do mold testing for an additional cost. For more information go to: www.cdc.gov/mold/faqs.htm

Radon Gas: Radon gas is the number 2 cause of lung cancer in the US. Most of southeastern Michigan has low to moderate radon levels. Oakland county including Novi, Rochester Hills and Brighton have higher levels of radon which may require remediation. Radon testing is not done as part of a standard home inspection. However, the EPA recommends every home be tested for radon. I can do radon testing at an additional cost and I will have the test results in about 2 days. Radon test kits can be purchased at Home Depot.

No drinking water, sewer/septic or sewer line testing or inspecting is done as part of a standard inspection.

We are not trained or licensed by the state to do spraying or inspecting for termites or other wood destroying insects. However, should

Environmental (Continued)

we note any insect damage we will put it in the report.

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D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

- | | A | NP | NI | M | D | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 1. | ☐ | ☐ | ☒ | ☐ | ☐ | Alarm/Security System NA. Security system not inspected. This is not part of the inspection protocol. |
| 2. | ☐ | ☐ | ☒ | ☐ | ☐ | Asbestos: Not tested. No environmental testing was done as part of this inspection. WE CANNOT TELL IF OLD INSULATION CONTAINS ASBESTOS BY JUST LOOKING AT IT. WE CAN HAVE A SAMPLE TESTED AT AN ADDITIONAL COST IF YOU LIKE. IT WILL TAKE A FEW DAYS TO GET THE RESULTS BACK FROM A LOCAL LAB. |
| 3. | ☐ | ☐ | ☒ | ☐ | ☐ | City Certs: Require/not required?? A city inspection is required in some cities. This is generally called "city certs" or ACR (Affidavit of Compliance Responsibility) |
| Matt Fletcher does not check to see if this was done or is required. | | | | | | |
| 4. | ☒ | ☐ | ☐ | ☐ | ☐ | Humidity/Temp. Not tested. |
| 5. | ☐ | ☐ | ☒ | ☐ | ☐ | Insects/Rodents/Animals/Pests: None observed. We are not trained or licensed by the state to do spraying or inspecting for termites or other wood destroying insects. However, should we note any insect damage we will put it in the report. |
| 6. | ☐ | ☐ | ☒ | ☐ | ☐ | Lead: Not tested. Testing for lead paint is not part of a standard inspection. |
| Many houses and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. Check the EPA web site and read the lead disclosure documentation your realtor gave you. | | | | | | |
| 7. | ☐ | ☐ | ☒ | ☐ | ☐ | Mold: Not tested. Mold testing is not part of a standard building inspection. We can do mold testing at an additional cost. |
| 8. | ☒ | ☐ | ☐ | ☐ | ☐ | Odors: No odors noted. |
| 9. | ☐ | ☐ | ☒ | ☐ | ☐ | Oil Storage Tanks: NA. WE DO NOT SEARCH FOR UNDERGROUND OIL TANKS OTHER THAN TO IDENTIFY ANY OLD FILL PIPES THAT ARE VISIBLE. |
| 10. | ☐ | ☐ | ☒ | ☐ | ☐ | Radon: Not tested. Radon testing is not part of a standard inspection. We can do a radon test at an additional cost. |
| 12. | ☐ | ☐ | ☒ | ☐ | ☐ | Soil: Not tested. |
| 13. | ☐ | ☐ | ☒ | ☐ | ☐ | Water: Not tested. |

Exterior

Important general information, please read

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All exterior house and garage plugs should be GFCI protected. GFCI plugs helps protect people against electrocution. Even if you are not required to update or change the plugs to GFCI by your local municipality or FHA, we suggest they be changed for safety reasons.

Window screens not inspected.

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A NP NI M D

All sides Exterior Surface

- ☐ ☐ ☐ ☐ ☒ Surfaces Description, trim & siding: Metal. Loose siding on the rear of the house. This is metal siding and is paintable.
- ☐ ☐ ☐ ☐ ☒ Windows Exterior: Vinyl. Front windows: Condensation between the double pane glass. The rubber gasket between the panes of glass has failed allowing moisture in. This may get worse, more cloudy over time. The typical repair is to replace the sash/glass.

Other windows have "bowing gaskets" between the glass.

The basement windows are in poor condition, some frames are rusted. I would recommend replacing with vented glass block windows.
- ☒ ☐ ☐ ☐ ☐ Doors Exterior: Adequate.
- ☒ ☐ ☐ ☐ ☐ Vents: Adequate condition.
- ☐ ☐ ☐ ☐ ☒ Electric Exterior: Lights and plugs. **The door-bell doesn't work.**
- ☒ ☐ ☐ ☐ ☐ Plumbing, Hose Bibs: Operational.
- ☒ ☐ ☐ ☐ ☐ Structures, Porches: Stairs, porches.

Fire And Carbon Monoxide

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|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | ☒ | ☐ | ☐ | ☐ | ☐ | Smoke Detectors Not in all recommended locations. |
| 2. | ☒ | ☐ | ☐ | ☐ | ☐ | Carbon Monoxide Detectors Not in all recommended locations. Proper placement of a carbon monoxide (CO) detector is important. If you are installing only one carbon monoxide detector, the Consumer Product Safety Commission (CPSC) recommends it be located near the sleeping area, where it can wake you if you are asleep. Additional detectors on every level and in every bedroom of a home provides extra protection against carbon monoxide poisoning. |

Heating Forced Air

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We report on approximate age and the function of furnace but we do not calculate to determine if the furnace is properly sized to the building. A heating and cooling contractor can do that for you if needed. There are also web sites that assist in that. WE DO NOT USE A CAMERA OR DISSAMBLE THE FURNACE TO CHECK THE HEAT EXCHANGER FOR CRACKS. WE MAY DO A CARBON MONOXIDE TEST IF THE FURNACE AND OUR TEST EQUIPMENT IS WORKING PROPERLY. HOWEVER, A CARBON MONOXIDE TEST IS NOT REQUIRED BY THE AMERICAN SOCIETY OF HOME INSPECTORS (ASHI).

This is not a "code inspection" of this building. This is a condition inspection. We inspect buildings in dozens of cities and townships in Michigan and some municipalities enforce certain codes and not others. Building codes change over time and the local building, electrical, plumbing inspector may make an issue of something where we do not. This inspection does not "pass or fail" a building or any individual portion of a building, only the city, state or township inspector can do that.

About furnaces: The age of a furnace can usually be determined by the serial number, or MFG date, or ANSI date inside the unit. These codes is what Matt Fletcher uses to ESTIMATE the age of the furnace.

The average life expectancy of today's forced-air furnaces is about 15-25 years, boilers 25-35 years...some last longer and some shorter depending on how well they were maintained. Most furnace manufactures warrantee the unit for 1-5 years. Matt Fletcher Home Inspections LLC does not warrantee them at all.

Heating Forced Air (Continued)

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Basement. Heating System

- ☒ ☐ ☐ ☐ ☐ Age (Approximate): 2025. *Furnaces last about 20-25 years if they are well cared for. As they age, parts begin to fail. Expect some repair costs with older units.
- ☒ ☐ ☐ ☐ ☐ Operation: Functional at time of inspection.
- ☒ ☐ ☐ ☐ ☐ Filter: Cloth/fiberglass filter. Remember to change your filter on a regular basis. Read the owner's manual for other maintenance tips.
- ☒ ☐ ☐ ☐ ☐ Duct Work: Metal duct. Where visible.
- ☒ ☐ ☐ ☐ ☐ Thermostats: Adequate.
- ☐ ☐ ☒ ☐ ☐ Heat Exchanger: Multi-burner The heat exchanger is inside the furnace and 90% of it is not visible. I do not check the exchanger for cracks. Instead, I do a carbon monoxide test at the heat register to determine if it is leaking carbon monoxide. It is possible for the heat exchanger to be cracked and not leaking carbon monoxide into the home.

Kitchen

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If appliances are part of the real estate transaction, I will test them through one cycle. Every cycle and every feature will not be tested. For instance, I generally test microwaves with the "popcorn setting" and washing machines on the "normal" cycle. All cycles and settings are not tested.

I DO NOT check for recalls on kitchen appliances, furnaces, boilers, hot water tanks, hot tubs garage door openers or any other mechanical components of the house. I RECOMMEND YOU (THE BUYER) DO SO. Most recall information can be found on the Internet.

WE DO NOT DETERMINE IF THE WIRE GAUGE TO AC UNITS, ELECTRIC HOT WATER HEATERS, OR STOVES IS THE CORRECT SIZE.

Kitchen (Continued)

Main floor. Kitchen

1. ☐ ☐ ☐ ☐ ☒ All Appliances checked: Checked where present. The rear left burner and the oven didn't light when tested.

Appliances are checked as part of an inspection. However, only ONE setting is checked. For instance, the "popcorn" setting will be checked on the microwave along with the fan and light but all of the cooking settings are not checked. Appliances are checked as part of an inspection.

All pull-out type stove should have a tilt bracket installed behind the stove to prevent them from tilting forward. For instance, if a large turkey is pulled out of the oven, and rested on the door, the stove could tilt forward, spilling hot food and burning anyone in the immediate area.

2. ☐ ☐ ☐ ☐ ☒ Surfaces in Kitchen: All surfaces. Old water damage under the kitchen sink. Dry at time of inspection.
3. ☒ ☐ ☐ ☐ ☐ HEAT SOURCE: Adequate.
4. ☐ ☐ ☐ ☐ ☒ WINDOWS & DOORS: Entry door. The side door has several holes at the top.
5. ☒ ☐ ☐ ☐ ☐ ELECTRICAL: GFCI plug.
6. ☒ ☐ ☐ ☐ ☐ PLUMBING: Adequate function. Water is ran in the sink, the disposal is ran if present.

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Laundry Area

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Many cities now require that laundry circuit plugs be GFCI protected. I recommend it to my customers as a safety precaution.

FIRE WARNING

The U.S. Consumer Product Safety Commission estimates that 14,000 fires related to clothes dryers occur every year. A main cause is the buildup of lint in the dryer filter or vent line. Vent lines should be solid metal and not the flexible type. Keep the exhaust duct clean and in good condition. Disconnect, clean and inspect the exhaust duct run on a regular basis, or hire a professional dryer duct cleaning service. This will reduce the risk of dryer fires, increase the dryer's efficiency and increase its lifespan.

Keep Your Dryer as Lint-Free as Possible

By keeping your dryer clean, not only will you significantly reduce the fire hazard, you will also save money as your dryer will run more efficiently and last longer. To keep your dryer clean:

1. Use a lint brush or vacuum attachment to remove accumulated lint from under the lint trap and other accessible places on a periodic basis.
2. Every 1-3 years, depending upon usage, have the dryer taken apart and thoroughly cleaned out by a qualified service technician.
3. Clean the lint trap after each load.

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Basement. Laundry Room/Area

1. ☐ ☒ ☐ ☐ ☐ Washer/Dryer: None.
2. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Rigid metal. Vent lines should be solid metal and not the flexible type. Keep the exhaust duct clean and in good condition. Disconnect, clean and inspect the exhaust duct run on a regular basis, or hire a professional dryer duct cleaning service. This will reduce the risk of dryer fires, increase the dryer's efficiency and increase its lifespan.

The U.S. Consumer Product Safety Commission estimates that 14,000 fires related to clothes dryers occur every year. A main cause is the

Laundry Area (Continued)

Dryer Vent: (continued)

- buildup of lint in the dryer filter or vent line.
3. ☒ ☐ ☐ ☐ ☐ ELECTRICAL: Lights and plugs. GFCI laundry plug: GFCI recommended for laundry circuits. Not required in the past but the electrical code changed for new construction so inspectors recommend GFCIs in older homes and many cities require them for certificate of occupancy inspections.
4. ☒ ☐ ☐ ☐ ☐ PLUMBING & TUB: PVC Tub. Braided metal water lines are always recommended on washing machines. Rubber lines can fail and cause extensive water damage.

Living Space

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Due to furniture being in the way and time constraints, all testing of plugs, lights, doors operation, windows operation, and switched plugs is done on a sampling basis. Most of the electrical devices, windows, handles, doors and drawers will be tested but probably not all of them. While small problems may be noted in the inspection, the main focus of the inspection is to identify large costly problems.

If a light or plug does not work, I will briefly try to determine the problem, such as blown bulb or tripped breaker. However, if the problem is not quickly discovered, I will write it up as broken and you should call an electrician for further evaluation.

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Living Space (Continued)

All living spaces. Living Space

1. ☒ ☐ ☐ ☐ ☐ Surfaces: Adequate condition.
2. ☒ ☐ ☐ ☐ ☐ Heat Source: Adequate.
3. ☐ ☐ ☐ ☐ ☒ Windows & Doors: Casement windows. In the living room there is one window with a broken crank. It opens but won't close unless you go outside and push the window back in.
4. ☒ ☐ ☐ ☐ ☐ Electric Lights and plugs.

Lot and Grounds

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The grade (soil) and concrete should always slant away from the house to make the water run away. Water does more damage to homes than any other cause. Bad drainage may cause your basement to leak or your sump pump to work harder.

Correct any poor grading immediately.

Gutters should dispense water as far from the house as possible. A minimum of ten feet is recommended.

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- A NP NI M D
1. ☐ ☐ ☐ ☐ ☒ Grading: Negative slope. Negative grade will cause water to run toward the house instead of away and this can cause the basement to leak. Downspouts depositing water too close to the house, this can make the basement leak.
 2. ☒ ☐ ☐ ☐ ☐ Surfaces: Walks and drive.

Lot and Grounds (Continued)

3. ☐ ☐ ☐ ☒ Vegetation: Trees. The large tree in the rear yard is technically too close to the house. Trees that large should be about 30 feet from the house. Health of trees is not determined. Only visible, above ground negative impact on house, garage or other structures.
4. ☐ ☐ ☒ ☐ Pool: We do not inspect pools.

Plumbing

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WE DO NOT DETERMINE IF THE WIRE GAUGE TO AC UNITS, ELECTRIC HOT WATER HEATERS, OR STOVES IS THE CORRECT SIZE. THE MANUFACTURER OR A LICENSED ELECTRICIAN CAN DO THAT.

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Hot water tanks generally last about 8-15 years depending on the quality of the tank and how well they were maintained. Cost of replacement units is about \$900 for residential units. High output commercial units for apartment buildings are about \$3,000-4,000.

1. ☒ ☐ ☐ ☐ Gas Shut-off, Valves & Lines: Black pipe. Black gas pipe supplies gas to structure. Most cities require a gas shut-off valve at every appliance that uses gas. This includes gas hot water heaters, furnaces, stoves, fireplaces, gas outdoor grills.
2. ☐ ☐ ☐ ☒ Sewer Lines/DWV: PVC visible., Clay visible. *The sewer line was inspected from the main clean-out in the house out to the sewer line at the street. This was the only sewer line that was inspected with a camera.

AT about 45-50 feet out into the line it changes from PVC to clay. Once in the clay pipe, there were roots and other debris which stopped me from going out any farther. I recommend that the line be jetted and/or snaked to clear it and then re-inspected all the way out to the main. A video was made and set to the buyer and realtor.

3. ☒ ☐ ☐ ☐ Water Lines: Copper visible.
4. ☒ ☐ ☐ ☐ Water Meter/Shut-off: Basement front wall.

Only Water Heater. Water Heater

5. text

Plumbing (Continued)

6. Fuel Type: Natural gas Capacity Approximately: na

7. ☐ ☐ ☐ ☐ ☒ Age (Approximate): 2011 estimated. The expected useful of a hot water heater is about ten years. Manufacturers warranties are generally around 5 years. Past expected useful life. You may have to replace this water heater during your ownership. Not on/working at the time of inspection.

8. ☐ ☐ ☐ ☐ ☒ Operation: Inadequate. Not working, gas off and leaking water.

9. ☒ ☐ ☐ ☐ ☐ Grounding of Water & Gas Lines: Grounded. New code updates require that the hot, cold and gas lines all be grounded together with 3 clamps and a piece of copper wire. This is a minor repair.

10. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Adequate.

11. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: In place at time of inspection.

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M Marginal Item is not fully functional and requires repair or servicing.

D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

A NP NI M D

Roof

Important general information, please read

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A roof with more than one layer of shingles will require a complete tear-off before new shingles can be applied and this will cost about double simply adding another layer of shingles. For warranty coverage, almost all shingle manufacturers require a tear off of old shingles before their shingles are put on. I cannot always tell exactly how many layers of shingles are on a roof because of aluminum siding or flashing that may be covering hidden layers or blocking the my view.

The life expectancy of a roof is 20-25 depending on quality of shingles, slope/pitch, ventilation of attic and climate. If a house has two layers of shingles, it will last about 5 years less than a roof with only one layer of shingles. Some roofers offer a warranty. Ask the seller/owner if the roof is under warranty and if the warranty transfers to any new owners. Matt Fletcher Home Inspections LLC does not warranty any part of the roof, chimney or flashing.

Where possible, extend downspouts so that they deposit water at least 10 feet from house (where possible). Water too close to the foundation will cause basement and/or crawl spaces to leak or flood and any sump pumps to work harder.

Roof (Continued)

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All. Roof Surface

1. Type/Description: Asphalt shingles.

2. ☐ ☐ ☐ ☒ ☐ Age (Estimated): 20 years. The average life of a roof is about 20 years. Showing sings of age and wear. Nearing the end of its useful life. Shingles missing in several areas. I think it can be repaired but a roofer may recommend total replacement.

As with all marginal and defective items in this report, qualified contractor for further evaluation and cost of repairs. home inspectors are generalists and not specialist in any one area of construction. Any prices we say or put in writing are only ballpark guesses.

3. ☐ ☐ ☐ ☐ ☒ Condition: Asphalt shingles. Shingles missing in four different areas. Damaged sheathing (plywood) seen from the attic. It looks like a raccoon was getting in the attic through a hole in the roof. Feces seen in the attic.

There was a previous patch done to the roof. I think this is where the raccoon was getting into the attic. The sheathing was patched with a piece of aluminum under the shingles in order to cover the hole. The bad plywood (sheathing) should have been cut out and replaced. The roof is soft in this are of the improper patch. The last picture is the patched area visible from the attic. A professional roofer may recommend the roof be replaced. A qualified roofing contractor is recommended to evaluate and estimate repairs/replacement.

4. ☒ ☐ ☐ ☐ ☐ Flashing: Metal.

5. ☐ ☐ ☐ ☐ ☒ Gutters & Downspouts & Extensions: Metal. Extend downspouts so that they deposit water at least 10 feet from house (where possible). Water too close to the foundation will cause basement and/or crawl spaces to leak or flood and any sump pumps to work harder. Signs of previous leaking seen in the basement.

Gutters full of leaves, won't drain and water will pour over the sides and onto the ground. This can cause water to leak into the basement.

6. ☒ ☐ ☐ ☐ ☐ Venting Adequate: Adequate.

Roof (Continued)

7. ☐ ☐ ☐ ☐ ☒ Vent Type: Can vents. Loose vent on drive side.

All. Chimney

8. ☒ ☐ ☐ ☐ ☐ Condition: Chimney or vents.

Roof (Continued)

Structure

Important general information, please read.

Matt Fletcher is a licensed builder, degreed construction educator and certified inspector. Matt Fletcher IS NOT AN ENGINEER. However, his company, Belle Isle Engineering, does offer structural engineering, load calculations, civil engineering and surveying services performed by licensed Professional Engineers.

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This is not a "code inspection" of this building. This is a condition inspection. We inspect buildings in dozens of cities and townships in Michigan and some municipalities enforce certain codes and not others. Building codes change over time and the local building, electrical, plumbing inspector may make an issue of something where we do not. This inspection does not "pass or fail" a building or any individual portion of a building, only the city, state or township inspector can do that.

This report is the property of Matt Fletcher and was prepared only for the person(s) listed on the cover page. Realtors, Owners of the property, Lawyers, Banks and Lenders of any kind do not have the right to show this report to anyone else for any reason.

Finished Basements

If the basement is finished, it is impossible to inspect the structural components (foundation and floor joists) underneath the drywall, paneling or ceiling tiles. Because ceiling tiles are easily damaged, I do not remove drop ceilings to examine components above. Finished basements can hide such things as bowed foundation walls, mold, cracked or defective support structures.

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- Method of Inspection: Visual inspection of components, no structural testing done.
Only visible portions are inspected.
- ☒ ☐ ☐ ☐ ☐ Floor Structure: 2x10 estimated.
- ☐ ☐ ☒ ☐ ☐ Foundation: Not visible.
- ☒ ☐ ☐ ☐ ☐ Roof Structure: Truss.
- ☒ ☐ ☐ ☐ ☐ Wall Structure: Where visible.

Sump Pump:

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SUMP PUMP WARNING:

Many homeowners insurance policies EXCLUDE sump pump failures, sewage backups and basement floods from coverage. Make sure you have coverage for water damage, especially if you have a finished basement. Finished basements can cost \$20,000 - \$40,000 to repair after a flood. Sump pumps can simply stop working causing the basement to flood. Check on your sump pump regularly. It is not a matter of IF, but WHEN the pump will fail. A BACKUP POWER SOURCE AND OVER-FLOW ALARM ARE HIGHLY RECOMMENDED FOR SUMP PUMPS. These systems can be tied into a home security system and if you sump pump overflows, it will call you on your cell phone.

The sump pump has a float attached, when the float rises above a certain level, the motor comes on and pumps the water to wherever the discharge line leads. The water may discharge onto the ground or to a storm drain. MOST older homes do not have a sump pump.

Sump pumps do not have an easily readable serial number on them giving the age of the unit. Matt Fletcher can only tell if it is working or not at the time of inspection. Sump pumps must have household electricity to operate unless they have a battery or other backup system. If your electricity goes out during a storm, your sump pump will not work. Most manufacturers warranty sump pumps for 1-2 years. Matt Fletcher does not warranty them at all.

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1. ☐ A ☐ NP ☐ NI ☐ M ☒ D Sump Pump: Submerged I'm not sure where the water is going. The discharge line is exposed in the rear yard and it looks like the water is being directed to the rear part of the yard. The discharge pipe is not the configuration I am used to seeing, no air gap/over-flow in the discharge line. Also, the underground discharge line is only 1.5 inches and it is usually 3 inches.

No back-up pump in case your main pump fails. No visible check valve in the discharge line.

Monitor you sump pump closely.

Flooded basements or crawl spaces can be very expensive to repair and may not be covered by insurance. Be certain your insurance covers basement floods. I also suggest you install

Sump Pump: (Continued)

Sump Pump: (continued)

an alarm system on the sump pump. If the sump pit over-flows, an alarm goes off like a smoke detector.

Some alarms will even call you on your cell phone. Do not underestimate the damage water can do to a house, please invest in one or all of the options I mentioned here.

I DO NOT GUARANTEE BASEMENTS OR CRAWL SPACES AGAINST LEAKING. IN FACT, IT IS MY OPINION THAT THEY ALL EVENTUALLY LEAK OR FLOOD. TAKE ALL POSSIBLE PRECAUTIONS AGAINST DAMAGE.

Final Comments

YOUR INSPECTION IS NOT OVER !!!!

NOW THAT YOU HAVE YOYUR WRITTEN REPORT,WE STRONGLY RECOMMEND THE BUYER(S) CONTACT A QUALIFIED CONTRACTOR TO REVIEW ANY AND ALL MARGINAL OR DEFECTIVE ITEMS LISTED IN THIS REPORT BEFORE THE BUYER(S) PURCHASE THIS PROPERTY. INSPECTORS ARE GENERALIST AND NOT NECESSARILY EXPERTS IN ANY SINGLE AREA SUCH AS ELECTRICAL, ATTIC VENTING, HEATING AND COOLING, LEAKING BASEMENTS OR ROOFING. A QUALIFIED CONTRACTOR MAY FIND ADDITIONAL ISSUES OR HAVE DIFFERENT OPINIONS. Any written or spoken cost estimates are only BALLPARK estimates/guesses. Please call 3 contractors specializing in those specific areas for further evaluation and more accurate quotes.

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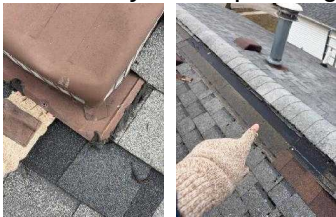
Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. All. Roof Surface Age (Estimated): 20 years. The average life of a roof is about 20 years. Showing sings of age and wear. Nearing the end of its useful life. Shingles missing in several areas. I think it can be repaired but a roofer may recommend total replacement.

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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Attic

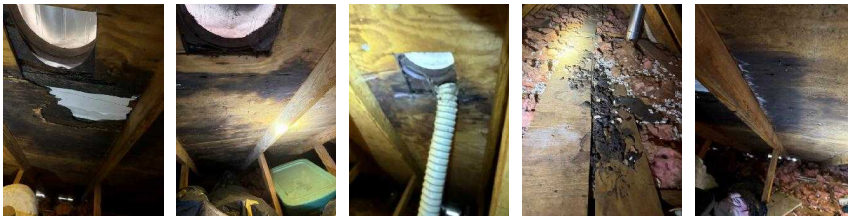
1. Accessible portions. Attic Insulation Depth: 8" estimated. Missing insulation in one area. *This amount of insulation may have been adequate when this house was built but isn't adequate by today's standards. More insulation is recommended.



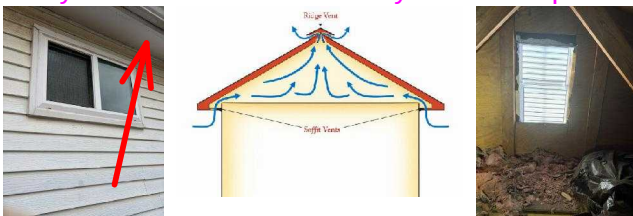
2. Accessible portions. Attic Structure/Surfaces Attic Where visible. Rot damage to plywood sheathing with improper patch under vent. Discolored areas from previous leaking and possible mold seen in several locations. The roof needs repairs or replacement.

The bath fan blows into the attic but is pointed at a roof vent. This was common practice in the past but is no longer recommended because it may cause mold growth. Bath vents should exhaust directly to the exterior like a clothes dryer.

There is about one gallon of animal feces in the attic.



3. Accessible portions. Attic Windows, Vents: Box vents., Gable vents. No soffit vents in the over-hang. Soffit vents may not have been required when the house was built but they are standard today and help vent the attic.



4. Accessible portions. Attic Electrical: Wiring/lights. Improper wiring. A junction box was added and doesn't have connectors where the wire goes into the box. Improperly ran wire.



Defective Summary (Continued)

Basement

5. All. Basement SURFACES BASEMENT Evidence of past leaking. Water marks and rot at the bottom of the basement walls. The plywood/paneling has water marks and areas of rot indicating mast leaking. On the exterior of the house, there is negative grade and downspouts depositing water too close to the foundation.

Finished basement walls. **If the basement is finished, it is impossible to inspect parts of the structure for damage. Ceiling tiles are not removed to inspect above them because the corners of the tiles tend to break. If some can be lifted for a sampling view of the structure above, we can do that if some loose tiles can be found. However, our view is severely limited by drop ceilings.

ALSO IF THE BASEMENT IS FINISHED WE STRONGLY RECOMMEND YOU PURCHASE HOMEOWNERS INSURANCE THAT COVERS ALL TYPES OF WATER DAMAGE, RAIN WATER, SUMP PUMPS FAIL, SEWER BACK-UPS, SWIMMING POOLS BURSTING. IT IS OUR OPINION THAT ALL BASEMENTS WILL EVENTUALLY LEAK OR FLOOD AND FINISHED BASEMENTS ARE ESPECIALLY AT RISK OF DAMAGE. WE DO NOT WARRANTY BASEMENTS AGAINST LEAKING, SO PURCHASE INSURANCE.



6. All. Basement Plumbing/Fixtures: Inspected where present. There is a leak in the bath tub trap area. The water is dripping into the basement.



Baths/Restrooms

7. All Bathrooms: Bathroom Plumbing Bath: Issues noted. The toilet is a little loose, needs be tightened down.

During an inspection, the toilets are flushed, checked to see if secure to floor. Hot and cold water ran in sink and shower where present, water diverter checked in shower where present.



Bedroom

8. All Bedrooms: Bedroom Surfaces: Drywall and paint. The rear right bedroom has a inadequate patch to the ceiling. In the rear left bedroom, there is a water mark under the rear window. Not sure where the water came from, the window may be leaking during rain.

Bedroom (Continued)

Surfaces: (continued)



9. All Bedrooms: Bedroom Windows: Vinyl. Gasket failure: The rubber basket between the two pairs of glass is bowing inward and this is a sign of failure. Sometimes the glass will also start to fog over due to gasket failure.



Electrical Service

10. Basement. Electric Panel Surge Protection: None. I recommend every house have a whole house surge protector installed in the main panel to protect all appliances. This is not required by code and very few homes have this. This is only a recommendation of mine. Most homes do not have a whole house surge protectors. Cost to have one installed is a few hundred dollars. It is a small box and a couple of wires that are installed in the main electric panel, see sample photo. Consult an electrician.



Exterior

11. All sides Exterior Surface Surfaces Description, trim & siding: Metal. Loose siding on the rear of the house. This is metal siding and is paintable.



12. All sides Exterior Surface Windows Exterior: Vinyl. Front windows: Condensation between the double pane glass. The rubber gasket between the panes of glass has failed allowing moisture in. This may get worse, more cloudy over time. The typical repair is to replace the sash/glass.

Other windows have "bowing gaskets" between the glass.

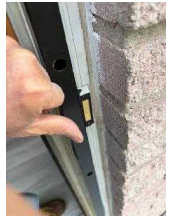
The basement windows are in poor condition, some frames are rusted. I would recommend replacing with vented glass block windows.

Exterior (Continued)

Windows Exterior: (continued)



13. All sides Exterior Surface Electric Exterior: Lights and plugs. The door-bell doesn't work.



Kitchen

14. Main floor. Kitchen All Appliances checked: Checked where present. The rear left burner and the oven didn't light when tested.

Appliances are checked as part of an inspection. However, only ONE setting is checked. For instance, the "popcorn" setting will be checked on the microwave along with the fan and light but all of the cooking settings are not checked. Appliances are checked as part of an inspection.

All pull-out type stove should have a tilt bracket installed behind the stove to prevent them from tilting forward. For instance, if a large turkey is pulled out of the oven, and rested on the door, the stove could tilt forward, spilling hot food and burning anyone in the immediate area.



15. Main floor. Kitchen Surfaces in Kitchen: All surfaces. Old water damage under the kitchen sink. Dry at time of inspection.



16. Main floor. Kitchen WINDOWS & DOORS: Entry door. The side door has several holes at the top.

Kitchen (Continued)

WINDOWS & DOORS: (continued)



Living Space

17. All living spaces. Living Space Windows & Doors: Casement windows. In the living room there is one window with a broken crank. It opens but won't close unless you go outside and push the window back in.



Lot and Grounds

18. Grading: Negative slope. Negative grade will cause water to run toward the house instead of away and this can cause the basement to leak. Downspouts depositing water too close to the house, this can make the basement leak.

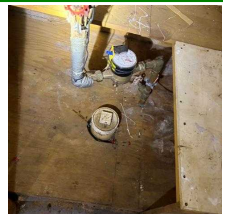


19. Vegetation: Trees. The large tree in the rear yard is technically too close to the house. Trees that large should be about 30 feet from the house. Health of trees is not determined. Only visible, above ground negative impact on house, garage or other structures.



Plumbing

20. Sewer Lines/DWV: PVC visible., Clay visible. *The sewer line was inspected from the main clean-out in the house out to the sewer line at the street. This was the only sewer line that was inspected with a camera.



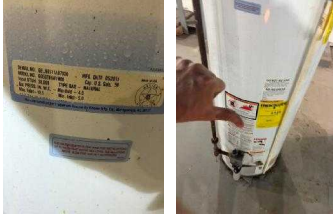
AT about 45-50 feet out into the line it changes from PVC to clay. Once in the clay pipe, there were roots and other debris which stopped me from going out any farther. I recommend that the line be jetted and/or snaked to clear it and then re-inspected all the way out to the main. A video was made and set to the buyer and realtor.

21. Only Water Heater. Water Heater Age (Approximate): 2011 estimated. The expected useful of a hot water heater is about ten years. Manufacturers warranties are generally around 5 years. Past expected useful life. You may have to replace this water

Defective Summary (Continued)

Age (Approximate): (continued)

heater during your ownership. Not on/working at the time of inspection.



22. Only Water Heater. Water Heater Operation: Inadequate. Not working, gas off and leaking water.



Roof

23. All. Roof Surface Condition: Asphalt shingles. Shingles missing in four different areas. Damaged sheathing (plywood) seen from the attic. It looks like a raccoon was getting in the attic through a hole in the roof. Feces seen in the attic.

There was a previous patch done to the roof. I think this is where the raccoon was getting into the attic. The sheathing was patched with a piece of aluminum under the shingles in order to cover the hole. The bad plywood (sheathing) should have been cut out and replaced. The roof is soft in this area of the improper patch. The last picture is the patched area visible from the attic. A professional roofer may recommend the roof be replaced. A qualified roofing contractor is recommended to evaluate and estimate repairs/replacement.



24. All. Roof Surface Gutters & Downspouts & Extensions: Metal. Extend downspouts so that they deposit water at least 10 feet from house (where possible). Water too close to the foundation will cause basement and/or crawl spaces to leak or flood and any sump pumps to work harder. Signs of previous leaking seen in the basement.

Gutters full of leaves, won't drain and water will pour over the sides and onto the ground. This can cause water to leak into the basement.



Defective Summary (Continued)

25. All. Roof Surface Vent Type: Can vents. Loose vent on drive side.



Sump Pump:

26. Sump Pump: Submerged I'm not sure where the water is going. The discharge line is exposed in the rear yard and it looks like the water is being directed to the rear part of the yard. The discharge pipe is not the configuration I am used to seeing, no air gap/over-flow in the discharge line. Also, the underground discharge line is only 1.5 inches and it is usually 3 inches.

No back-up pump in case your main pump fails. No visible check valve in the discharge line.

Monitor you sump pump closely.

Flooded basements or crawl spaces can be very expensive to repair and may not be covered by insurance. Be certain your insurance covers basement floods. I also suggest you install an alarm system on the sump pump. If the sump pit over-flows, an alarm goes off like a smoke detector.

Some alarms will even call you on your cell phone. Do not underestimate the damage water can do to a house, please invest in one or all of the options I mentioned here.

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