Inspection Report

2053 Sample Road, Sterling Heights, MI 12345

Inspection Date October 8, 2019
Client John & Jane Doe
Inspector Scott Briggs

INTERNACHI 18031207, LARA 3701207421

Briggs Home Inspections, LLC

Table of Contents

Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Condition Summary

Generally speaking, this house is significantly less concerning to me than the last house that I inspected for you. Everything in this home is repairable and the issues it faces are quite expected and manageable for a home built in 1946.

Overall, I will state the house has greater than expected foundation health for its age. Its poured foundation appears to be without cracks or flaws, something that is actually atypical in modern times. It is increasingly common to find cracks in poured concrete foundations on houses built as recently as after the year 2000 as impatient builders rush the curing process of concrete. Also, I firmly suspect/ believe the composition of older concrete was actually better than the concrete we use today. Regardless, you can and should expect this home to stand for at least another 50 years. It actually will probably outlive all of us who read this report. Additionally, despite no significant evidence of a foundation problem, I did check to insure that windows and doors fit appropriately in their frame work. This is just an additional test to check for foundation health and its fine. There is one minor aspect of foundation repair noted in this report with minor damage to a joist that is under a closet viewed from in the basement. This is quite repairable and quite expected for a house built in 1946. Its repair job whether done professionally, is inexpensive.

Overall, roof and attic structure appears fine. Insulation levels are a bit low and some minor moss exist growing on the sides of the roof next to the windows of the second floor of this bungalow caused by happy tree overgrowth which is discussed in this report. This is minor and quite repairable. Attic ventilation also appears adequate/ proper.

The 2016 disclosures for this house states that the sewage line from the house to the street has been updated to PVC pipe. PVC should not be able to be penetrated by tree roots. However, discussion with clients/ buyers says that a sewage scope reveals tree roots in the house/ basement access to the sewage line. Without the benefit of the report and the advise of that plumber, I am left to defer and be overridden in the judgment of whatever the licensed plumber has stated as an expert in that particular field. My hypothesis is either the basement is on a french drain or a sewage line. If the basement floor drain is on a sewage line, it likely is still cast iron. It also appears when the sewage line was updated that an outside PVC cleanout was not added. Therefore, access is only by the original cast iron clean outs in the basement. These cleanouts likely are on original cast iron lines that do tie into the updated PVC. However, because these off shoot lines, Y's in the lines, are original cast iron, it still has allowed an avenue for tree roots to pierce portions of the line and make its way into the PVC when it otherwise couldn't. PVC should never be able to be pierced naturally from tree roots so parts of the line are not PVC somewhere. It is recommended that whatever portions of these lines under the basement that remain cast iron be replaced with PVC as soon as financially possible. Again, the advise of the licensed plumber exceeds my own. Do what plumber says and recommends. Plumber has more information from the sewage scope itself and ideally it probably falls in line with my hypothesis.

Radon testing was not ordered. It was suggested but turned down. Statistically, your chances of high radon in an unfinished basement in uncracked condition is about 10 percent.

House is pending a review by a licensed master electrician and a lab test on asbestos.

A) Safety/ Major Repairs:

1) Asbestos Tile/ Asbestos Glue: The age of the house puts it in an increased chance for asbestos products. The 9 inch by 9 inch tiles of that era have a 90 percent chance of being asbestos. The black tar like glue under the tiles have a 90 percent chance of being asbestos glue. The likelihood that this is asbestos tile and/ or asbestos glue is very high. It was very wise of your Realtor professional to recommend lab testing right then and there. House is flagged for suspected asbestos pending lab testing. If it ends up being asbestos, its removal would be very expensive. It would require approval and a permit from the Environmental Protection Agency (EPA) and the number of contractors that are licensed to remove asbestos is far and few. The permit takes 3-6 weeks at the cost into the thousands. The wiser and cheaper course of action would be to have a licensed and experienced contractor epoxy the basement floor and seal the asbestos into place ideally forever. Plus, it would result in a beautiful epoxied floor. Since Epoxying is not asbestos removal but more of asbestos encapsulation, the permits, approvals and costs are far less as the floor/ asbestos is not being disturbed.

2) Electrical Problems:

There is no question that you have electrical problems. You are guaranteed that this house is not grounded correctly. Most of

the outlets on the first floor tests with no grounding at all. There is no outdoor grounding rods of the electrical box and no grounding to the main water meter. Upon opening the breaker box, its questionable what someone was thinking when they wired it. Multiple grounds, some up to 3 are grounded on a single nob of a grounding rod with neutrals on the same ground. They all need to be on separate notches of the grounding rods. A licensed master electrician needs to review this, add anything that I am missing into the pot, undo and redo the inside of the box as its a mess. At this time, I think its about $500-$700 of electrical work but you are getting a quote from a licensed master electrician. Have this electrician put in a blank in that sub panel in the garage. There is a missing breaker and we do not want gunk to get into the sub panel. Also, technically, the garage is supposed to be GFCI outlets per the 2015 electrical code from the potential for snow and water to slush from a car pulling into the garage into the outlets and causing a fire.

3) HVAC Related Problems:

Review by licensed HVAC technician required. This is a high efficiency furnace from the year 2000. It is one of the first of its kind. High efficiency is a child of the last two to three decades. Have this HVAC tech pressure test the unit to make sure it is not short cycling and not putting two much pressure on the blower. I speculate but again defer, that the incoming pvc line should be 3 inches and not 2 ½ from the outside to the unit. Additionally, the filter is incredibly dirty. Its beyond dirty and should have been replaced months or years ago. These filters should be replaced every 6-8 weeks. Also, the 3M super filters that filters out 99.999999999999999% of everything in the air is way to restrictive for a high efficiency furnace and chokes the unit into short cycling. Normal filters are recommended so the unit breathes. Also, the condensate line is very dirty and probably moldy. Regardless, it needs to be cleaned by a professional or replaced. Also, a neutralizer kit is recommended on the condensate line as high efficiency furnaces are acidic and sending the acid into the sewage line is not advised. A neutralizer is composed of calcium carbonate inside of a tube that the acidic condensate flows thru and gets neutralized before it goes into the sewage line. A neutralizer is not yet required by city code. It should be required as it makes building sense. However, it is not required per city code at this time. There may be HVAC technicians that say you do not need it or do not know what it is. If that happens, have them fix everything else and reach out to me on the neutralizer kit as there is no harm in having one, they cost about $80, and relatively easy to install. It really should be code not to send acidic condensate down the sewage line. Someday it will be code.

B) Moderate/ Minor/ Manageable Repairs:

4) Basement flooding appears on the Sellers disclosures. We know it happens. I hypothesize that there are two sources of it. The first is when you walk down the stairs to the basement, there is an attempt to finish a wall where there is paneling with some water damage at the bottom of the paneling. What we have is people doing things that they were not supposed to do. Only licensed master professionals should be doing anything with penetrating a poured foundation wall or floor with a purpose. Otherwise, never hammer, screw or nail anything in a poured foundation as you ruin the water proof seal the concrete provides. The 2X4's nailed into the floor at the bottom of the stairs did just that. Water can come in around the nails. A modification/ repair needs to be done in a manner that does not allow water to come into the holes where the nails are. The paneling needs to come down. It has water damage anyways. It may (MAY) be possible to use an epoxy or caulking type sealant around the nails to stop it. This is a MAY. I am not sure. So when Epoxy company comes out for an epoxy floor over the likely asbestos tiles, ask them. They will know how to seal that somehow with epoxy and make it look good.

5) There is minor damage to a joist in the basement which has a closet above it on the floor above. Typically, closets do not hold a lot of weight. Whether you repair this or not, this house will still stand for at least another 50 years. For a house built in 1946, this is small for structural repair needs. This may be a bit mean, but I would recommend having a foundation company come out for a free quote and free advise. As a homeowner, they will all provide free quotes and advise. I want you to do this just to double check how I would fix it. If it was me, I would either sister it up with another board of similar dimensions as that small wood joist rests on a very large metal support beam. The metal beam is what is holding your house up. The wood joist is designed to transfer the weight onto that metal beam. Since that wood joist is cracked/ damaged towards its corner. I would go as far out with a sister joist as far as I could (but no further than the end of the joist being repaired that is resting on the metal support beam) and then take fairly large galvanized deck screws (at least an inch and a half but maybe up to 2 inches and a half) and screw a couple dozen screws spaced out to attach the sister board to the damaged joist. You will need to use appropriately sized drill bits to drill pilot holes before the screws as you do not want to split the wood. It also may be possible to use a metal support bracket and accomplish the same. I do not anticipate this repair to be hard or complicated. However, if you are going to do it yourself, do it with your Dad with you, and I do recommend that you do it after you have a foundation company come out and obtain their repair advise. Have your Dad with you to hear how the foundation company would repair this. If its the same thoughts and simple the way I put it, then you can feel comfortable with the repair. If they say otherwise that it is some major repair and the house is going to fall down, I will refund your inspection. Though, I expect it will be simple as I described.

6) You need gutters on your garage

7) Your garage door is damaged. It is old. It has rust damage. It is not aligned properly. It is not sealed properly. This is not higher up on the list as you will survive with this old garage door. Replace it when you can.

8) Nothing is really insulated to code in the house. Most old homes are not insulated to code. Most of us cannot even quote what the code is and if we quoted the code it would be wrong as its really tailored to be house specific. We DO need to be mindful or careful here as there is the totality of the picture. You have a high efficiency gas furnace in the basement. We need HVAC to pressure test it to see how it is currently operating now. This is an older house but you do have updated double pane windows. If you go insulation happy in this house, it will change how hard that high efficiency furnace has to work. As more insulation means the house stays warmer and the unit has to work less. On the outset, that sounds like a great thing. However, high efficiency furnaces work off of a balance of demand load and pressure. If the furnace is sized wrong and its a little stronger than what the house needs, it would short cycle and start/ stop before its supposed to if you go insulation happy. As a strong unit could heat the house up really fast and then just shut off as its done. Furnaces were designed to heat a house over time and not in snippets. If the furnace is sized correctly and the pressure test by licensed HVAC contractor is okay then you can add insulation. If you have a problem now with the furnace pressure test then you will need to coordinate with the HVAC company and consult a licensed insulation company on how much insulation to add to the house and where.

9) Miscellaneous; the full report talks about extending the gutters and possibly other small items that did not make the summary of needs. Ideally, you would want to vent the stove out to the outside and add a bathroom fan to vent to the outside when you can. Currently, if you have a window in the bathroom, code does not require a bathroom fan. I disagree with code as normal people do not shower with the windows open in a winter blizzard. Humidity is bad for mold and bad for bathroom paint. A portable dehumidifier in the bathroom is recommended. Let it run for 30 minutes after each shower. Have it positioned appropriately to not be splashed on by the shower itself. Obviously, do not put it into the shower.

City code nor the HVAC code does not require the stove to be vented to the outside. The chronicles of the mechanical code does. Currently, all of us in building and inspections are fighting over stove venting. My perspective is its bad for humidity and bad for ceiling paint to not vent the stove. Particularly, if you fry foods on the stove. All of that grease and humidity will make a greasy, stained kitchen ceiling.

Every bedroom needs a smoke detector and so does every hallway. Anywhere with combustion should have a Carbon Monoxide detector. This includes the basement, close to or in the kitchen (but a reasonable distance from the stove as to not set it off unnecessarily), and the garage as cars produce CO.
Minor moss can be addressed by trimming the trees that cause shade and a mixture of dawn dish soap that is rinsed off the roof within 5 hours. Do not use a pressure washer or a high pressured nozzle of a hose. It is always better to aim up into the air and let it drip down on the roof like rain. Do not aim directly at the shingles from the ground as you might push one of them accidentally up. If you need to you can utilize the stream setting to get it high enough on the roof but aim it directly up into the air and let it fall like rain onto the house. You will get very wet doing this but its the safe way to hose your roof.

There is a small/ minor gap where the gutters on the outside meets the attic. Water will not get in but bees and bugs can. It may be possible to spray foam or caulk this from the outside or the inside, carefully. If not, a portion of the gutter can be deattached and a small sheet of aluminum added as facia behind the gutters to repair this.

It has been a pleasure to serve and assist you in your home needs.

Significant Concerns

Safety Concerns

Building Structure

1. **Joist(Basement)**: Joist damage

Electrical

2. **CO Alarm(Deattached Garage, Kitchen)**: Missing
3. **Electric Service Panel(Deattached Garage)**: Missing breaker
4. **Electric Service Panel(Basement)**: Needs review by master licensed electrician. House and box is grounded improperly.
5. **GFCI(Bathroom)**: Incorrectly wired
6. **GFCI(Deattached Garage)**: Missing/ needs to be GFCI
7. **Smoke Alarm(1st Bedroom, 2nd Bedroom)**: Missing
8. **Wiring(Basement)**: Have electrician review grounding

HVAC

9. **Furnace(Basement)**: Condensate line very dirty. Have Licensed HVAC contractor review this unit, pressure test it, clean it or replace components as necessary.

Items Not Operating

Insulation and Ventilation

10. Kitchen / Bath Exhaust(Bathroom): Missing

Major Concerns

None

Budget to Replace

None

Needs Further Evaluation

HVAC

11. HVAC Venting(Basement): May not be adequate. Incoming air line to the unit may need to be 3 inches for unit to breathe appropriately. Have HVAC contractor review, pressure test the unit and provide recommendation.

Items to Monitor

Balconies, Decks and Porches

12. Balcony, Deck or Porch(Exterior: Ground View): Slight moss possibly from the gutter

Maintenance Items

Building Exterior

13. Downspout(Exterior: Ground View): Extensions are missing

Electrical

14. Electric Service Panel(Deattached Garage): Stove outlet should not be jumped off the sun panel
15. Outlet(1st Bedroom, 2nd Bedroom): Not grounded

HVAC

16. Furnace(Basement): Filter is dirty

Insulation and Ventilation

17. Insulation(Attic, Basement): Level could be improved
18. Insulation(Deattached Garage): Missing
19. Kitchen / Bath Exhaust(Kitchen): Does not exhaust to exterior

Plumbing

20. Hose Bibb(Exterior: Ground View): Missing hide bib per City code
21. Hose Bibb(Exterior: Ground View): Missing hose BIB per city code
22. Water Heater(Basement): The copper pressure relief valve is about 4 inches too long. It needs to be reduced in length

Roof

23. Roof Material(Exterior: Roof View): Minor algae near second floor windows

Room Components

24. Exterior door(Deattached Garage): Not weather sealed
25. Exterior door(Deattached Garage): Damaged

26. Exterior door(Deattached Garage): Garage misalligned
27. Exterior door(Deattached Garage): Weather seal incorrect
28. Floor(Basement): As disclosed on Sellers disclosures, there is some amount of basement flooding.There is evidence of water damage on paneling on an attempt to install a wall in the basement by nailing 2 X 4's into the floor. Additionally, water likely is coming up from the french drain in the basement floor from heavy rain and a stan pipe is recommended.
29. Wall(Deattached Garage): Missing gutters
30. Wall(Deattached Garage): Damaged trim
31. Wall(Attic): Small gap between where gutter meets facia board, meets the attic.
32. Window(Deattached Garage): Outdated single pane

General Information

- # Of Stories: 1
- Location of Cleanout / Building sewer access: Exterior
- Location of clean out / Building sewer access: Exterior
- Occupancy: Occupied
- Price Of Home: 219000
- Square Footage: 978
- Style Of Home: Bungalow
- Year Built: 1946

Scope of Inspection

- The inspection is limited to visible and accessible components and areas only.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection does not determine the market value of the property or its marketability.
- An inspection is not technically exhaustive.
- An inspection will not identify concealed or latent defects.
- An inspection will not determine the suitability of the property for any use.
- This home inspection is being conducted in accordance with the InterNACHI guidelines
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement; although rare, there have been documented cases of problems related to some ABS piping. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. The main sewer line/pipe was observed (where it leaves the house to the city tap) with a camera at the time of inspection and defects / site conditions were noted. Nonetheless, blockages will still occur in the life of any system
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- The inspection is intended to reduce risk, but cannot eliminate risk. This inspection is of the main sewer line/pipe as it leaves the house to the city tap, the interior portions of the sewer lines/pipes may not be observed and/or reported on. Defects may exist that could not be detected by camera / through a visual inspection. The inspection and report in no way lessen the risk or likelihood of repairs or replacement being needed in the future. All measurements / locations are approximate and should not be relied upon to establish the exact location to dig or disturb soil, concrete, or pavement for repairs.
- Basement - Due to the finished basement having drywall walls or paneling, ceiling and installed floors or carpet, hard to analyze the total structural support and wellness of the foundation from the basement.
- Basement - Due to the finished basement having drywall walls, ceiling and carpet, hard to analyze the structural support and wellness of the foundation

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	**Satisfactory**	No material issues have been found. One or more cosmetic issues may have been observed.
	**Marginal**	The item is working, but has at least one concern that is beyond cosmetic.
	**Poor**	Is operating, but has at least one major concern with its operation.
	**Not working**	Was not working at the time of the inspection.
	**Safety Hazard**	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	**Not Inspected**	Was not inspected. The reason is typically indicated.

Estimated Repair Costs

$ [Please enter a price range or description]
$$ [Please enter a price range or description]
$$$ [Please enter a price range or description]
$$$$ [Please enter a price range or description]

Appliances

Descriptions:

Oven/Range
- Energy Source: Gas

Disclaimers:

- 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, selfcleaning oven function, thermostats for calibration or automatic operation, or non builtin 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.
- The appliances are checked for general condition as a courtesy to our clients. No warranty or guarantee is implied as to the functionality of all the individual features and functions of the appliances.

Concerns and Observations:

- **Dishwasher**
- **Garbage Disposal**
- **Microwave Oven**
- **Oven/Range**
- **Refrigerator**
- **Washer**

Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch
- Material: Wood

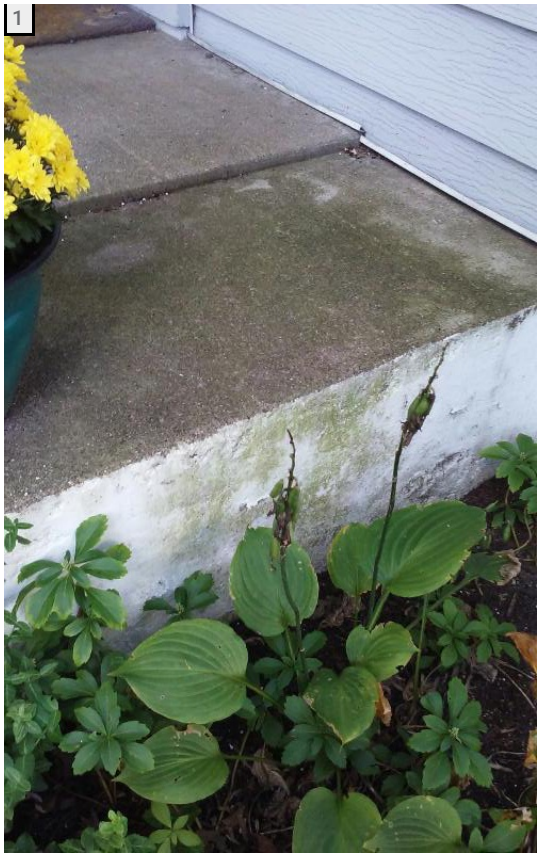
Concerns and Observations:

- **Balcony, Deck or Porch**

Observation to Monitor

Slight moss possibly from the gutter

Location Exterior: Ground View



Building Exterior

Descriptions:

Gutter
- Material: Aluminum

Siding
- Material: Aluminum/Vinyl

Concerns and Observations:

Downspout

Moderate Concern

Extensions are missing

Location	Exterior: Ground View
Impact	Water flow is not contained and may drain near foundation increasing the risk of flooding
Suggested Action	Install downspout extensions reaching 5-6 feet from the building

- Eave
- Exhaust Vent
- Exterior Trim
- Gutter
- Siding

Building Structure

Descriptions:

Roof Structure

- Roof Pitch: Medium

Disclaimers:

- Beam - No access to crawlspace

Concerns and Observations:

- Beam
- Column / Pier
- Foundation Wall
- Joist

Safety Concern

Joist damage

Location Basement

- **Rafter**
- **Roof Sheathing**
- **Roof Structure**
- **Truss**

Electrical

Descriptions:

Wiring
- Wiring Method: Conduit

Electric Service Panel
- Location: Basement
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Electrical service
- Location: Exterior: Ground View
- Rating: 240 Volts

Electric Service Panel
- Location: Deattached Garage
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Disclaimers:

- 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 Builtin vacuum equipment
- Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

Concerns and Observations:

- **CO Alarm**

Safety Concern

Missing

Location Deattached Garage, Kitchen
Impact Without one, high levels of carbon monoxide cannot be detected
Suggested Action Install a carbon monoxide detector
Other Information CO detectors should be located outside all sleeping areas and on every level of the home

Electric Service Panel

Safety Concern

Missing breaker

Location Deattached Garage

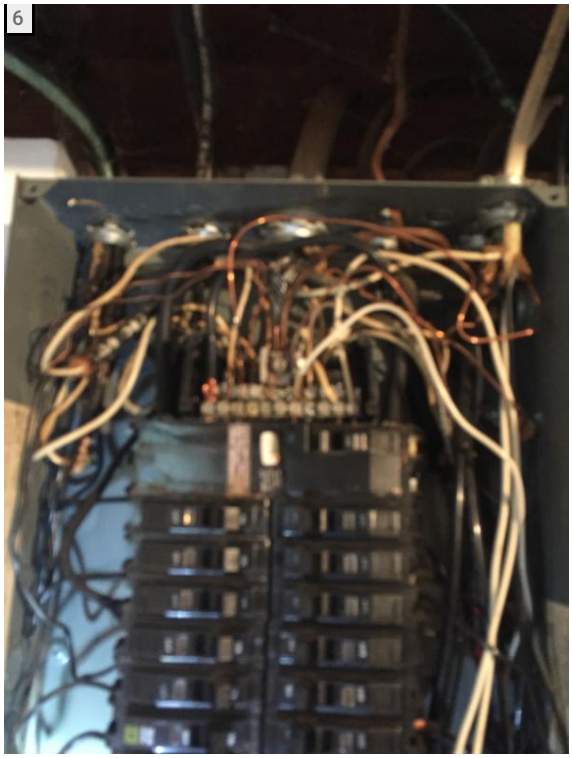
5

Safety Concern

Needs review by master licensed electrician. House and box is grounded improperly.

Location Basement

6



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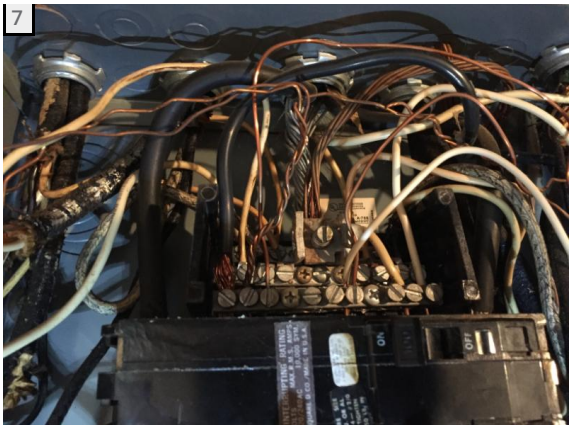
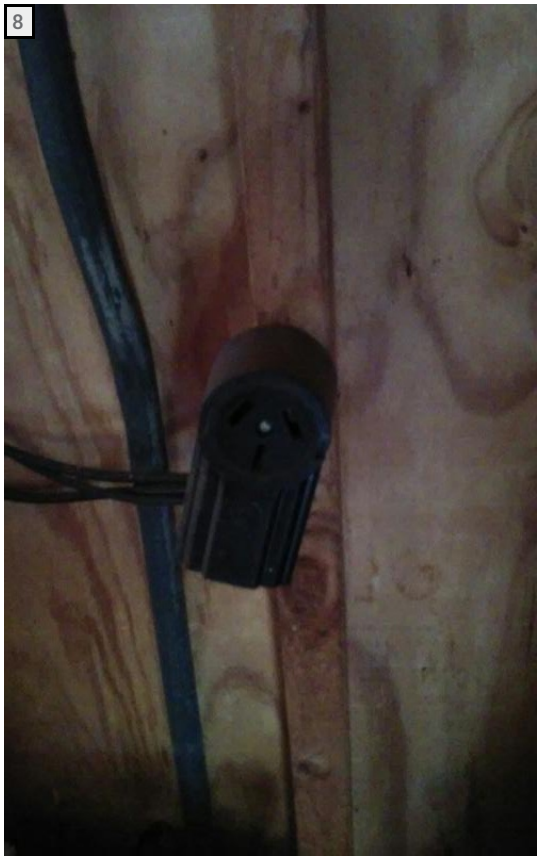


Minor Concern

Stove outlet should not be jumped off the sun panel

Location Deattached Garage

8



Electrical Mast

Electrical service

GFCI

Safety Concern

Incorrectly wired

Location Bathroom

Safety Concern

Missing/ needs to be GFCI

Location Deattached Garage

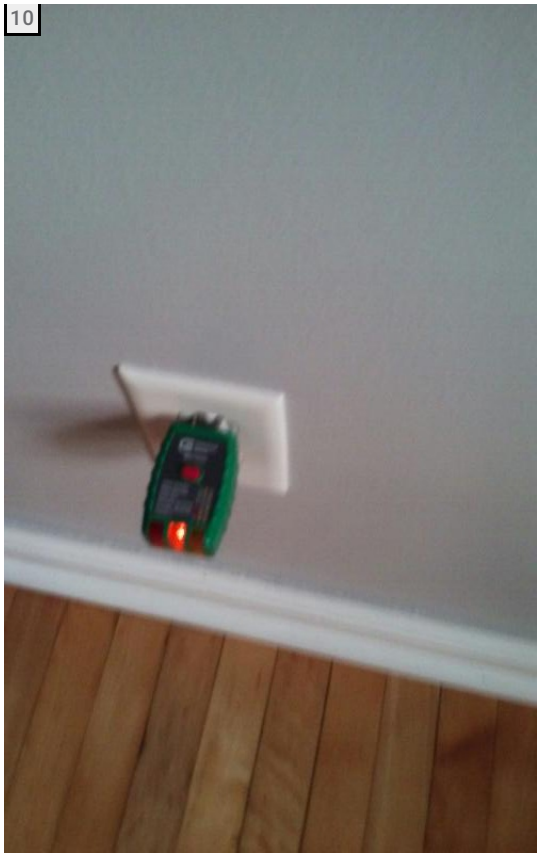
Light Fixture

Outlet

Minor Concern

Not grounded

Location 1st Bedroom, 2nd Bedroom



Smoke Alarm

Safety Concern

Missing

Location	1st Bedroom, 2nd Bedroom
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

Switch

Wiring

Safety Concern

Have electrician review grounding

Location	Basement

Fireplace and Chimney

Descriptions:

Concerns and Observations:

Chimney / Flue

HVAC

Descriptions:

Furnace

- Energy Source: Gas
- Location: Basement

Disclaimers:

- 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.

Concerns and Observations:

- **AC-Condenser**
- **AC-Evaporator Coil**
- **Ductwork**
- **Furnace**

Safety Concern

Condensate line very dirty. Have Licensed HVAC contractor review this unit, pressure test it, clean it or replace components as necessary.

Location Basement

11

Minor Concern

Filter is dirty

Location Basement
Impact A dirty filter causes the furnace to be less efficient
Suggested Action Change the filter

12

HVAC Venting

Possible Concern

May not be adequate. Incoming air line to the unit may need to be 3 inches for unit to breathe appropriately. Have HVAC contractor review, pressure test the unit and provide recommendation.

Location Basement

Humidifier

Insulation and Ventilation

Descriptions:

Concerns and Observations:

- **Attic Ventilation**
- **Basement / Crawl Space Ventilation**
- **Insulation**

Moderate Concern

Level could be improved

Location Attic, Basement
Impact The heat loss and cost of energy is reduced by 1/2 every time the insulation thickness (R-value) is doubled
Suggested Action Evaluate the cost of increasing the R-value levels in comparison to the energy savings

Moderate Concern

Missing

Location Deattached Garage
Impact Without insulation, the thermal boundary is incomplete causing the loss of heating and cooling and increasing utility costs
Suggested Action Add insulation

- **Kitchen / Bath Exhaust**

Not Working

Missing

Location	Bathroom
Impact	Without an exhaust fan, moisture can not be removed
Suggested Action	Install an exhaust fan would assist in prompt removal of moisture to avoid moisture damage

Moderate Concern

Does not exhaust to exterior

Location	Kitchen
Impact	When exhausting to the interior, humidity or other particulates are not expelled from the home increasing health risks
Suggested Action	Re-route the exhaust to exit to the exterior using an exterior wall or roof vent

Landscaping and Hardscaping

Descriptions:

Concerns and Observations:

- ✓ Drainage and Grading
- ✓ Driveway
- ✓ Fence
- ✓ Gate
- ✓ Landscape Feature
- ⊘ Patio and walkway

Plumbing

Descriptions:

Water Pipe
- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Waste Discharge Pipe
- Plumbing Waste Piping Material: PVC

Main water valve
- Location: Basement

Water Heater
- Location: Basement
- Type: Recovery

Concerns and Observations:

- ✓ Floor drain
- ⊘ Foundation drainage system
- ✓ Fuel Lines
- ✓ Hose Bibb

Minor Concern

Missing hide bib per City code

Location Exterior: Ground View
Impact Needed on exterior hose faucet and on interior lines at the laundry sink in basement

Minor Concern

Missing hose BIB per city code

Location Exterior: Ground View

- Main fuel supply
- Main water valve
- Plumbing Vent
- Shower / Tub
- Sink
- Toilet
- Waste Discharge Pipe
- Water Heater

Minor Concern

The copper pressure relief valve is about 4 inches too long. It needs to be reduced in length

Location Basement

- Water Pipe

Roof

Descriptions:

Roof Material

- Roof Material: Asphalt, Gable or hip

Concerns and Observations:

- Roof Flashing
- Roof Material

Minor Concern

Minor algae near second floor windows

Location Exterior: Roof View

Room Components

Descriptions:

Exterior door
- Materials: Metal

Window
- Window Glass Type: Double pane

Disclaimers:

- The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall operate all entryway doors and a representative number of windows, operate garage doors manually or by using permanently installed controls for any garage door operator, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall 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 observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments
- The home inspector shall observe counters and a representative number of installed cabinets.
- Wall - No access to crawlspace

Concerns and Observations:

Attic Entry

Cabinet

Ceiling

In Working Order

former birds nest

Location Attic

14

Countertop

Exterior door

Moderate Concern

Not weather sealed

Location Deattached Garage
Impact Without proper protection, the door is not protected from the elements
Suggested Action Protect with weather-resistant seal, stain or paint

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Minor Concern

Damaged

Location Deattached Garage
Suggested Action Repair the damage or replace the door depending on your preference

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Minor Concern

Garage misalligned

Location Deattached Garage

Minor Concern

Weather seal incorrect

Location Deattached Garage

18

Floor

Moderate Concern

As disclosed on Sellers disclosures, there is some amount of basement flooding.There is evidence of water damage on paneling on an attempt to install a wall in the basement by nailing 2 X 4's into the floor. Additionally, water likely is coming up from the french drain in the basement floor from heavy rain and a stan pipe is recommended.

Location Basement

19

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- Garage door opener
- Interior Door
- Interior Trim
- Overhead Door
- Screen
- Stair
- Vanity
- Wall

Moderate Concern

Missing gutters

Location Deattached Garage

Minor Concern

Damaged trim

Location Deattached Garage

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Minor Concern

Small gap between where gutter meets facia board, meets the attic.

Location Attic

22

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Window

Minor Concern

Outdated single pane

Location Deattached Garage