

Property Facts Home & Energy Inspections. 9350 Colony Farms Ct; Plymouth, MI 48170

October 20, 2016

Mr. & Mrs. Todd & Jennifer Smith
4303 Redwood Ave
Royal Oak, MI 48073

RE: 1997 W. Wheeling Lane
Bloomfield Hills, MI 48304



Dear Mr. & Mrs. Smith;

At your request, a visual inspection of the above referenced property was conducted on October 20, 2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

POSITIVE OBSERVATIONS

EXTERIOR - FOUNDATION - BASEMENT

Walls:

Condition:

Satisfactory - The siding materials are in serviceable condition.

Trim:

Condition:

Satisfactory - The trim materials are in serviceable condition.

PLUMBING:

Water Heater 1:

Type;

Gas. High Energy Efficiency, tankless type.

INTERIOR

Material & Condition:

Drywall. Paneling. Appears in good condition. Prep and paint finish as needed.

Windows:Condition:

A representative sampling was taken. Windows as a grouping are in good operational condition.

KITCHEN - APPLIANCES - LAUNDRYInterior Components:

Good condition.

BATHROOMBATHROOM AREAS

Appear in good condition.

ITEMS NEEDING ACTION**GROUNDS**Driveway:Condition:

Spalling /Erosion to the surface is noted. Replacement/Re-surfacing required now or in the not to distant future. Obtain preliminary estimates.

EXTERIOR - FOUNDATION - BASEMENTBasement/Lower Living Space:Lighting Fixtures & Outlets:

Cables inadequately attached or protected. Bare wires noted, this is a fire hazard! Cover plates missing.

ITEMS NEEDING ATTENTIONCrawl Space:Ventilation:

Blocked / Minimal. See all comments

BATHROOM #3BATHROOM AREASCondition of Toilet(s):

Toilet is either loose at it's base or is not seated at the floor flange properly.

GARAGE - CARPORTRoof:Roof Covering & Condition:

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles.

ADDITIONAL RECOMMENDATIONS**ROOF & ATTIC**Attic:Ventilation:

Soffit ventilation should be considered in the future.

Insulation Condition:

Additional insulation should be considered.

INTERIORFireplace / Wood Burning Devices:

Older fireplace inserts, consisting of ceramic logs and gas burners into a standard fireplace, are both dangerous and inefficient for a number of reasons. Recommend upgrading.

KITCHEN - APPLIANCES - LAUNDRY

Washer & Dryer:

Washer & Condition:

Appliance is an older model. Washer has noisy operation.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely;

Michael D. Goewey; CRI
Property Facts Home & Energy Inspections, LLC

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME: 1479
INSPECTION DATE: October 20, 2016.
INSPECTION TIME: Started at approximately - 9:30 am, End at approximately - 12:30 pm.
CLIENT NAME: Mr. & Mrs. Todd & Jennifer Smith.
MAILING ADDRESS 4303 Redwood Ave.
CURRENTLY:
CLIENT Royal Oak, MI 48073.
CITY/STATE/ZIP:
INSPECTION SITE: 1997 W. Wheeling Lane.



INSPECTION SITE Bloomfield Hills, MI 48304.
CITY/STATE/ZIP:
ACCESS PERSON: Buyers Agent.

CLIMATIC CONDITIONS:

INSPECTION DAY Rain.
WEATHER:
TEMPERATURE AT 50's.
TIME OF INSPECTION:
SQUARE FOOTAGE: 2,662.
SOIL CONDITIONS: Wet.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF Built in 1968.
HOUSE:
BUILDING TYPE: 1 family, Colonial.

STORIES: 2
House Faces: West.
SPACE BELOW GRADE: Basement, Crawl spaces.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT DURING INSPECTION: Yes.
PEOPLE PRESENT DURING INSPECTION: Selling agent, Purchaser.

PAYMENT INFORMATION:

PAID BY: VISA.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the

claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks in walls are typical in many foundations and do not represent a structural problem. If major cracks are present along with bowing, we recommend further evaluation by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to settlement in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most of severe cases. Where carpeting or other floor covering are installed, the materials and condition of the flooring underneath cannot be determined.

Walls:

Material: Brick veneer. Aluminum siding.
Condition: Satisfactory - The siding materials are in serviceable condition.

Trim:

Material: Metal.
Condition: Satisfactory - The trim materials are in serviceable condition.

Chimney Systems:

Material: Brick. Services; Heating system, Fireplace.
Condition: Some Loose/Cracked/Spalling bricks noted, appears minor at this time. Comment: Chimneys often need maintenance work or repair, most commonly is the crown at the top of the chimney in need of some sort of maintenance or repair. Mortar between bricks can loosen or damage to the brick face can occur, this condition is called spalling. In time water seepage into the brick itself, combined with weather conditions over an extended period can result in this type of damage. The key is periodic maintenance and inspections on the chimney itself. Chimney sweeps are the preferred maintenance and repair contractors that specialize in this type of work. Oftentimes names of these people can be obtained from a chimney sweep or a fireplace accessory shop.

Lighting Fixtures & Outlets:

Condition: Exterior lighting appears serviceable. Exterior outlet(s) are operational. Outlet(s) are protected on a GFCI (Ground Fault Circuit Interrupter) circuit.

Basement/Lower Living Space:

Staircase: Stairs appear serviceable. Handrail appears serviceable.
Basement Area & Observations: Basement is partially finished.
Foundation Walls: Poured concrete.
Condition-Walls: Appears serviceable. The best defense against water seepage is good drainage away from the foundation walls.
Beams: Steel I beam.
Condition-Beams: Appears serviceable.
Column/Supports: Support systems are steel post.
Condition-Column Supports: Appear serviceable.

Floor Joist: 2x10 in place, set 16" o.c.
Condition-Floor Joist: Appear serviceable.
Lighting Fixtures & Outlets: Cables inadequately attached or protected. Bare wires noted, this is a fire hazard. Cover plates missing.



Basement Floor: Floor is concrete. Some surfaces not visible due to - Commercial (suspected asbestos) floor tile coverings. Appears serviceable. COMMENT: Asbestos material when disturbed or when in poor condition, such as loose or deteriorated material, is considered a health hazard. If removal is necessary and required do to the condition of material, it can become costly, due to the fact that it must be removed by a licensed abatement contractor and disposed of properly. Contact your local building department for further information.

Drains Noted: Number of drain(s) noted - Two. Appears serviceable. Drains systems can not be effectively tested during a home inspection to determine their condition. Drain systems should be tested periodically & cleaned out as a preventive maintenance measure. Inquire with the home owner as to the last time this maintenance was preformed.

Sump Pump: Sump pump appears serviceable. Sump pumps should be tested periodically.

Basement Utility Sink: Drain appears serviceable.

Windows: Type of windows - Glass block. Appear serviceable.

Radon Reduction System: This is not part of this inspection. However, the system appears to be operating properly. Company contact information noted on unit if for questions or if maintenance service is required.

Crawl Space:

Crawl space Location & Accessibility: Location: Basement. A proper crawl space entrance cover is lacking.



Crawl Space Area & Conditions Viewed: Overall condition of crawlspace appears good. Area appears dry. Crawlspace ground area is - dirt. A proper vapor barrier is not applied.

Foundation Walls-Type Poured concrete.

Condition - Walls: Appears serviceable. Some areas were not fully visible due to - Insulation. The best defense against water seepage is good drainage away from the foundation walls.

Beams: Steel I beam.

Condition-Beams: Appears serviceable.

Columns/Supports: Support systems are steel post.

Condition - Appear serviceable.

Columns/Supports:

Floor Joist: 2x10 in place, set 16" o.c.

Condition - Floor Joists:	Appear serviceable.	
Ventilation:	Blocked / Minimal. Building codes vary from region to region, but there are some basic requirements when considering ventilation for a crawl space. The primary goal is to eliminate or minimize moisture in a crawl space. Additionally, take steps to ensure that any moisture that does occur in a crawl space can be eliminated quickly so that it does not affect the living space above. While codes can vary, the general rule is that crawl spaces must have ventilation through the walls that meet 1 square foot of free space per 150 square feet of floor space. These vents are to ensure cross-ventilation and are required to be located with 3 feet of the corner of the structure. This requirement can be reduced dramatically (as much as 1 square foot of free space per 1,500 square feet of floor space) with an approved vapor barrier installed over the ground surface.	
Insulation:	Insulation appear serviceable.	
Lighting Fixtures & Outlets:	None. Recommend upgrading the crawlspace area to a lighting system that meets today's current requirements.	
Observations/Recommendations:	The following are recommendations for a good crawl space area: A proper access door should be applied. A vapor barrier should be added on ground surface. Insulation should be installed - Exterior walls, under floor joist, plumbing water supply lines and/or ductwork as needed.	
Crawl space Location & Accessibility:	Location: Basement. A proper crawl space entrance cover is lacking.	
Crawl Space Area & Conditions Viewed:	Overall condition of crawlspace appears good. Area appears dry. Crawlspace ground area is - dirt. A proper vapor barrier is not applied.	
Foundation Walls-Type Condition - Walls:	Poured concrete. Appears serviceable. Some areas were not fully visible due to - The area appears to have had some conditioning work, improvement made.	
Beams:	Steel I beam.	
Condition-Beams:	Appears serviceable.	
Columns/Supports:	Support systems are steel post.	
Condition - Columns/Supports:	Appear serviceable.	
Floor Joist:	2x10 in place, set 16" o.c.	
Condition - Floor Joists:	Appear serviceable. This item is not fully visible due to insulation installed between floor joist.	
Ventilation:	Blocked / Minimal. Building codes vary from region to region, but there are some basic requirements when considering ventilation for a crawl space. The primary goal is to eliminate or minimize moisture in a crawl space. Additionally, take steps to ensure that any moisture that does occur in a crawl space can be eliminated quickly so that it does not affect the living space above. While codes can vary, the general rule is that crawl spaces must have ventilation through the walls that meet 1 square foot of free space per 150 square feet of floor space. These vents are to ensure cross-ventilation and are required to be located with 3 feet of the corner of the structure. This requirement can be reduced dramatically (as much as 1 square foot of free space per 1,500 square feet of floor space) with an approved vapor barrier installed over the ground surface.	

Insulation: Unknown.

Lighting Fixtures & Outlets: None. Recommend upgrading the crawlspace area to a lighting system that meets today's current requirements.

Observations/Recommendations: The following are recommendations for a good crawl space area: A proper access door should be applied. A proper vapor barrier should be added on ground surface.

ROOF & ATTIC

Attic:

Accessibility:

The attic is Partial. The attic was entered through the - Bedroom closet. Noted: The access cover is not adequately covered and attached by insulation and or weather stripping applied, this is highly recommended to prevent heat loss.



Type Of Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The truss spacing is 24 inch on center. Satisfactory - The roof framing appears to be in functional condition.

Roof Framing & Condition:

Roof Decking:

The roof decking material is 1/2" plywood sheeting.

Decking Condition:

Satisfactory - The decking structure appears serviceable.

Ventilation:

Ventilation consist of - Roof vents. Attention Needed - There appears to be vents installed; however, the existing vents need some attention in order to perform correctly. Soffit ventilation should be considered in the future.

Insulation:

The following type of insulation(s) was viewed in the attic: Fiberglass rolled. Fiberglass loose fill bagged or blown in. Insulation is installed in the following areas; Over / Between floor joist area.

Insulation Condition:

Additional insulation should be considered. Some insulation coverage is uneven or has been disturbed, good coverage could be improved in those areas. Consult with a qualified insulation contractor for further information on adding insulation to the home or attic area for best results.

Depth and or R value:

There is an average of at least 5 to 6" of insulation installed. Approximate R value. R-19. Example: Today new energy code standards for a attic in this part of the country would be a value at least a rating of R-38, R-48 to R-50 max is recommended.

Attic Ventilation Fan:

None installed.

Electrical:

Cables inadequately attached or protected. Just a noted when insulating a attic area: Depending on the type of insulation and recessed lighting fixtures used, attic insulation should not contact the exterior of recessed lighting fixtures installed in the house as specified by the manufacturer. Insulation should be pulled 3 inches away from each fixture and kept away by use of cardboard or plastic retainers which are available.

Whole house Fan:

None installed.

Roof:

Roof Type:

Hip.

Roof Covering

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

Materials:

Covering Layers:

The roof covering on the main structure appears to be the second covering. Current building standards will allow only two coverings. When re roofing again, it will be necessary to remove the first two layers. **SECOND LAYER OF SHINGLES PRESENT:** Shingles installed as a second layer over other shingles generally have a shortened service life, a result of deterioration which occurs as a function of heat retention of the shingle mass. Second layer shingles usually wear out 2-3 years sooner than shingles installed as a first layer. Drip edge which is a metal strip installed on roofs to extend shingles further over the roof edge was in place. Unable to fully identify that ice shield was installed on roof due two layers of shingles. Ice shield is applied which is a

**Approximate Age:
Condition Of Roof
Covering Materials:**

waterproofing membrane that is extended from the roof edge to a point at least 24 inches inside the exterior wall line of the building to help prevent moisture from entering the home and causing damage during severe weather conditions.

Approximate Age: 6 to 8.

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



**Ridge:
Estimated Life
Expectancy:
Exposed Flashing:**

Satisfactory - The ridge covering material appears to be in satisfactory condition.

The roof covering material appears to have a remaining life expectancy of 6 to 8 years, assuming proper maintenance is completed as needed.

Metal. Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed. There is a cricket installed. It appears to be functional. Noted: Cricket appear to have been added later. A cricket is installed behind any chimney stack that is 30 or more inches wide. It diverts any water that would otherwise accumulate behind the chimney and leak around the installed flashing. It is recommended that one be installed.



Means Of Inspection:

The roof covering was inspected by walking on the roof.

Gutters & Downspouts:

Full. Gutters and downspouts are - metal. The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

ELECTRICAL SYSTEM

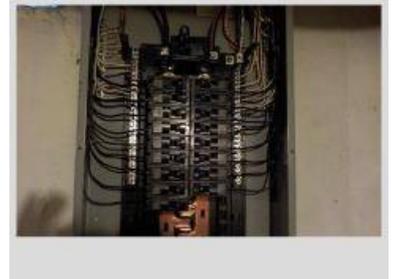
We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Electrical Distribution Location:

Main Panel Location:	Basement.
Panel Conditions:	Appears serviceable. RECOMMENDATION: No space between the panel and wall was noted. In according to the NEC, electrical panels should be provided with at least a 1/4 inch space on outside walls, we recommend at least 1/2 Inch be provided. This will help guard against corrosion and moisture from entering the panel.
Manufacture:	Siemens. Circuit breaker system.
Panel Service:	100 amp. Rating - 100 amp Max.
Grounding:	Grounding system appears serviceable. Grounding system noted at - bus bar, water pipe or meter, ground stake.
Inspectors Notes;	Main breaker was noted in panel, not tested. Circuit and wire sizing correct so far as visible. Panel is with the benefit of complete labeling list. Room was noted in panel for expansion of circuits.
120 Volt Circuits:	Number of 120v circuits - 15.
240 Volts Circuits:	Number of 240v circuits - 1.



Conductors:

Entrance Cable:

Aluminum. Appears serviceable.

Branch Wiring:

Copper. Cables inadequately attached or protected. noted in basement. Have a licensed electrician make further evaluation and corrections as needed.

Switches & Lighting Fixtures:

General:

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

Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in the home in accordance with today's standards at the proper locations, see report & areas noted as a recommendation for installment. GFCI's are a device designed to detect ground faults or stray currents. The device will trip like a circuit breaker in less than 1/40th of a second. Testing should be done periodically to determine if they are working properly.

PLUMBING:

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Main Line & Location:

Material: Copper. Water meter is located - Basement. Main line is 1 inch in diameter.
Condition: Appears serviceable. Gate valve(s) operational.

Pressure:

Condition: Water pressure appears serviceable. Water pressure noted at - 60 psi.

Supply Lines:

Material: Copper, Some pex material noted. Pex (Plastic). Comment: Pex is a plastic water pipe that was developed by the radiant flooring industry. Aquaplex is one manufacturer's drinking water safe version of pex. Pex is supposed to be stronger than anything on the market. The reason it is so strong is that it can be stretched without losing strength, and it will try to shrink down to its original state.
Condition: Shut off valves are either damaged or not fully operational on supply lines.



Waste Lines:

Material: Cast Iron.
Condition: Appears serviceable. Plumbing vents appear serviceable.

Hose Faucet:

Material: Number of sill cocks noted - Two. Cut off type. You may wish to consider installing frost proof and anti siphon type in future.
Condition: DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE. Add vacuum breakers. A vacuum breaker is an inexpensive anti siphon device that threads directly on to the end of the hose faucet to prevent contamination of the water. This may occur should a hose be left on the ground surface during storm activity.

Water Heater 1:

Type: Gas. High Energy Efficiency, tankless type. Also called on demand. These high-power water heaters instantly heat water as it flows through the device, and does not retain any water internally except for what is in the heat exchanger coil.
Brand Name: Brand name of the unit - Noritz.



Size & Age: Age of unit in years is approximately - 9. The life expectancy of a water heater unit of this type is approximately 12 to 15 years. More in some cases depending on climate conditions and if unit has received good periodic maintenance.

Location: Basement.

Installment: A gas cutoff valve is installed. Flue vent intact. Pressure relief valve noted, not tested.

Condition: Unit appears serviceable.

Recommendation / Observations: Periodic maintenance and inspection of a water heater is always recommended no matter the age of the unit. Refer to manufacturer's reference manual for maintenance tips on cleaning and servicing of your water heater system. These inspections will help to extend the life of the unit.

Fuel system:

Meter / Tank - Location: Meter is location on - Exterior. Meter appears serviceable. Lines corrosion proofed where visible. NOTICE: Other gas supply lines such as soft copper or aluminum servicing small appliances like gas grills, gas lighting fixture, fireplaces etc, are NOT recommended for use in these applications.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchanges for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifier and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating System 1 Description:

Location of Primary Unit:	Basement.
Brand Name:	Make noted to be - Carrier.
System Type:	Forced Air. 80% energy efficient. A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue. Note: Furnaces currently being manufactured since the mid 1990's must achieve a least a 78% efficiency rating (AFUE Annual Fuel Utilization Efficiency).
Fuel Type & Notes:	Natural Gas. Hot surface polite ignition.
Capacity Of Unit:	BTU/H Input- 110,000. BTU/H Output- 89,000.
Approximate Age In Years:	The life expectancy of a gas forced air heating system of this type is approximately 17 to 25 years with good general maintenance. Approximately age of unit - 18.
Primary Unit:	Appears operational.
Burners/Heat Exchangers:	Closed System - Unable to inspect. Unit ignition - OK. Burner Flame(s) appear typical. A Carbon Monoxide test was taken on inspection of the heating, no readings were detected.
Pump/Blower Motor	Appears Serviceable.
Combustion Air:	Appears serviceable.
Venting:	Appears serviceable.
Air Plenum:	Appears serviceable.
Air Filters:	Filter is - High efficiency (Disposable) filter system. Filter appears serviceable.



Humidifier:	Humidifier system installed. Evaporator, rotating drum type. Humidifier appears to require maintenance and or repair on the cover. Period cleaning of a humidifier system to remove mineral deposits is required. Refer to manufactures' instructions on replacement of evaporator pads as needed depending on the type of system installed, and what the cleaning and adjustment of the water shut off and float assemble.
Normal Controls:	Appears Serviceable. Thermostat OK. Thermostat is a programmable type-energy saver. Temperature rise within specification, appears serviceable. Limit Control safety OK.
General Suggestions:	Annual service prior to heating season is recommended. Refer to manufactures reference manual for maintenance requirements on cleaning and servicing of this type of system. We further recommend the installment of a carbon monoxide detector (of good quality) at the appropriate locations as a safety device in all homes. For best results install detectors near sleeping quarters at least 5 feet above floor level is recommended. However, always refer to the manufactures specifications and recommendations on the installment requirements.

Air Conditioner 1:

Type:	Electric. Central air conditioning system. Split system type(evaporator inside and condenser outside).
Manufacture:	Make is a - Lennox.
A-Coil Condition:	Not Inspected. No readily means of access available, one should be provided for.
Power Source:	230 Volt. Electrical disconnect present.
Compressor Age In Years:	Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of a gift and should be viewed as such. Approximate age of unit in years - 10.
Capacity of Unit:	4 ton unit.
Return Air Temperature:	68.
Supply Air Temperature:	50.
Air Temperature Drop:	A temperature test at the return & supply air ducts was made. Using a 14 to 22 degree reference scale we subtract the numbers. A 16 to 20 degree range is considered good depending on the age of the unit. Temperature reading - 18.
System Condition:	General condition appears serviceable.
Condensate Line:	Condensation line needs to be extended to drain and secured in place.
Normal Controls:	Appear serviceable.



HVAC Supply:**Type:**

Sheet metal.

Condition:

Appears serviceable. Cleaning of the ductwork is recommended periodically. Experts say cleaning and sanitizing of the supply and return systems should be performed every 5 years or so to maintain a healthy environment in your home.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the existence or source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Interior Walls

Material & Condition: Drywall. Paneling. Appears in good condition. Prep and paint finish as needed.

Ceilings:

Type & Condition: Drywall. Appears in good condition. Prep and paint finish as needed.

Floors:

Type & Condition: Carpet. Hard Wood. General condition appears serviceable.

Exterior Doors:

Main Entrance Door: Main entrance door is steel insulated type. Appears serviceable. Paint/Finish needed.

Storm Door: Storm door is - metal. Appears serviceable.

Side Entrance Door: Standard side is steel insulated type. Appears serviceable.

Storm Door: Storm door is - metal. Appears serviceable.

Garage Entrance Door: Entrance door is steel insulated type. Appears serviceable. Paint/Finish needed.

Storm Door: Storm door is - metal. Appears serviceable.

Door wall/French Location: Kitchen. Appears serviceable.

doors:

Storm Door: Storm door is - metal. Appears serviceable.

Interior Doors:

Type & Condition: Hollow core doors. General conditions appear serviceable.

Windows:

Type: Vinyl or Fiberglass. Sliding, Casement. Fixed glass. Insulated glass.

Condition: A representative sampling was taken. Windows as a grouping are in good operational condition. Inquire with homeowners if any manufacturer warranties are applied.

Electrical:

Condition: Appears serviceable.

Ceiling fans:

Condition: Ceiling fan(s) not secured properly.

Stairs & Handrails:

Condition: Interior stairs serviceable. Stair handrail serviceable.

Smoke / Fire Detectors:

Condition: Sample operated, appears serviceable. Smoke detectors are hard wired type. Testing of detectors should be performed on a routine basis.

Fireplace / Wood Burning Devices:

Location - Type: Location: Family Room. Original masonry type, Gas operated unit. Standing polite.

Condition: Mortar joints are intact. Hearth appears serviceable. Damper is operational.

Comments / Recommendations: Older fireplace inserts, consisting of ceramic logs and gas burners into a standard fireplace, are both dangerous and inefficient for a number of reasons. The fireplace's chimney draft is unpredictable, because the chimney is a custom built assembly. A vacuum in the home - cause by exhaust fans or other gas appliances - can easily back draft the fireplace polluting the home. A soft copper or aluminum gas supply line was noted. These connectors are no longer approved for use as a gas line connector. As a safety precaution we recommend the use of hard steel black pipe and or other proper gas approved connectors be used as a replacement of this tubing (which have been known to leak). A proper gas shut off should be installed within three feet of the appliance.

Recommended - No fireplace damper clamp viewed. These clamps are placed on the fireplace flue damper to keep it open allowing venting for the pilot exhaust. This is a code compliance issue (for most states and counties in the US) anytime there is a gas appliance in a fireplace and a safety issue due to carbon monoxide released by the burning gas. Recommend cleaning and inspection before use.



KITCHEN - APPLIANCES - LAUNDRY

Kitchen Area:

Kitchen Sink & Condition:	Stainless Steel. Appears serviceable.
Faucet Condition:	Faucet is serviceable. Hand sprayer appears serviceable.
Plumbing Observations:	Plumbing supply lines appear serviceable. Shutoff valves were noted under sink.
Drain Condition:	Drain is serviceable.

Garbage Disposal:

Condition:	Appears serviceable. Wiring appears serviceable.
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Dishwasher:

Condition:	Older model appliance. Appears serviceable. Air gap device or high-loop is present on drain line- Proper.
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Range / Cook Top & Oven:

Type:	Gas. Electronic Ignition. Free-standing.
Condition:	Appears serviceable.
Observations & Recommendations:	A proper gas line, connector and shut off valve was noted. No visible fire extinguished, recommend installing one.

Ventilation:

Type & Condition:	Fan/Hood operational. Internal venting unit.
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Refrigerator:

Type:	Electric. Older model appliance.
Condition:	Appears serviceable.

Other Built-In:

Microwave:	Appears serviceable.
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Interior Components:

Counter Tops:	Counters are Formica (plastic laminate). Good condition.
Cabinets:	Good condition.
Walls:	Drywall. Appears in good condition. General prep and paint finish as needed.
Ceilings:	Drywall. Appears in good condition. General prep and paint finish as needed.
Floors:	Vinyl sheeting. Floor appears in good condition.
Windows:	Good Condition.
Lighting Fixtures:	Appear serviceable.
Switches & Outlets:	Not all outlets within 6 feet of the sink are not GFCI protected, recommended.

Laundry / Utility:

Location:	Service area main floor.
Ceiling:	General condition appears serviceable.
Walls:	General condition appears serviceable.
Floor:	Floor covering is - Vinyl sheeting. Appears in serviceable condition.
Countertop(s) & Cabinets:	Appear serviceable.
Sink & Faucet:	A sink is provided, appears serviceable. Faucet appears serviceable.
Drain Condition:	Sink drain appears serviceable.
Lighting & Outlets:	Appears serviceable. Recommend Ground Fault Circuit Interrupter be added.

Washer & Dryer:

Washer & Condition:	Appliance is an older model. Washer has noisy operation. Have a qualified technician evaluate and repair as needed.
Washer Supply Lines & Drain:	Water supply line(s) appear operational. Direct drain system for washer is installed, appears operational.
Dryer Type & Condition:	Gas unit. Appliance is an older model. Appears serviceable.
Dryer Connections:	Gas line service and shut off appear serviceable.
Dryer Venting:	Venting system is - Corrugated aluminum. We recommend only rigid metal venting material be used in it's place as a safety measure. Periodic inspections and cleaning are also recommended.

BATHROOM

BATHROOM AREAS

Bath Location:	Upstairs, Master bathroom.
Sink Type & Condition:	Two sinks inspected. Type of sink(s)- Porcelain. Good condition.
Faucet & Condition:	Faucet(s) is serviceable, good condition. Water supply line shut off valves under sink are damaged or leakage noted.
Drain Conditions:	Drain(s) appear serviceable.
Counter top & Condition:	Hard surface counter top. Good condition.
Cabinet(s) Conditions:	Good conditions viewed.
Condition of Toilet(s):	Good condition.
Shower Plumbing Fixtures:	The shower head and mixing valves are in satisfactory condition. Drain(s) appears serviceable. Shower head appears serviceable.
Shower Stall Area:	Walls are tile. Tub/Shower area(s) appear in good condition. Glass door enclosure appears serviceable.
Ventilation:	Exhaust Fan OK. Ventilation is also window.
Window(s):	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling Conditions:	Appears serviceable. Paint/Finish needed.
Walls Conditions:	Appear in good condition.
Floor & Condition:	Ceramic tiles. Floor appears in good condition.
Lighting & Outlets:	Appears serviceable. A Ground Fault Circuit Interrupter is installed and operational.
Bath Door(s):	Hollow core doors. General conditions appear serviceable.

BATHROOM #2

BATHROOM AREAS

Bath Location:	Upstairs, Between bedrooms.
Sink Type & Condition:	Type of sink(s)- Porcelain coated steel. Sink(s) appear serviceable.
Faucet & Condition:	Faucet(s) appear serviceable. Water shut off valves were noted under sink and operational.
Drain Conditions:	Drain(s) appear serviceable.
Counter top & Condition:	Counter top is laminated type. Appears serviceable. Caulking is needed in the vicinity of the sink and or at splash back.
Cabinet(s) Conditions:	Good conditions viewed.
Condition of Toilet(s):	Good condition.
Tub Plumbing Fixtures:	Faucet(s) and plumbing appears serviceable. Shower diverter requires repair. Drain(s) appears serviceable. Shower head appears serviceable.
Tub/Shower Area:	Walls are tile. Tub/Shower areas appear serviceable. Caulk and seal fixtures and tub and shower area as a precaution.
Ventilation:	Exhaust Fan OK. Ventilation is window.
Window(s):	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling Conditions:	Appears serviceable. Paint/Finish needed.
Walls Conditions:	Appear serviceable. Paint/Finish needed.
Floor & Condition:	Ceramic tiles. Floor appears in good condition.
Lighting & Outlets:	Appears serviceable. A Ground Fault Circuit Interrupter is installed and operational.
Bath Door(s):	Hollow core doors. General conditions appear serviceable.

BATHROOM #3

BATHROOM AREAS

Bath Location:	Hall. Kitchen.
Sink Type & Condition:	Type of sink(s)- Porcelain coated steel. Sink(s) appear serviceable.
Faucet & Condition:	Maintenance required, washers, O ring replacements as needed. Faucet was noted for leakage. Water shut off valve(s) under sink are hard to operate and require maintenance for easy operation when needed.
Drain Conditions:	Drain(s) appear serviceable.
Counter top & Condition:	Counter top is laminated type. Good condition.
Cabinet(s) Conditions:	Good conditions viewed.
Condition of Toilet(s):	Toilet is either loose at it's base or is not seated at the floor flange properly.
Ventilation:	Exhaust Fan OK.
Window(s):	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling Conditions:	Appears serviceable.
Walls Conditions:	Appear serviceable.
Floor & Condition:	Vinyl sheeting. Floor appears in good condition.
Lighting & Outlets:	Appears serviceable. A Ground Fault Circuit Interrupter is installed and operational.
Bath Door(s):	Hollow core doors. General conditions appear serviceable.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

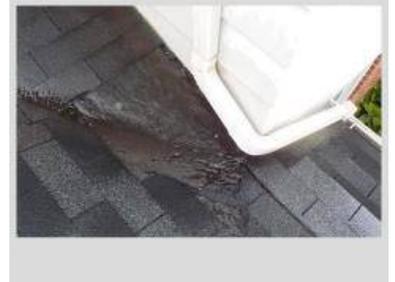
Type:

Location: Attached, Two car.

Roof:

Type & Age: Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Composition shingles, two layers is noted. Approximate age of roof in years is - 6 to 8.

Roof Covering & Condition: TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Estimated Life Expectancy: The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Gutters & Downspouts:

Type: Full.

Condition: Gutters appears serviceable. Subsurface drains noted, but Not Tested.

Trim:

Material: Metal.

Condition: Satisfactory - The trim materials are in serviceable condition.

Walls:

Material: Brick Veneer.

Condition: Satisfactory - The siding materials are in serviceable condition.

Floor:

Condition: Typical cracks noted.

Interior:

Wall & Ceiling Surfaces: General conditions inside garage appear serviceable.

Firewall:

Condition: Appears serviceable.

Electrical:

Condition: Electrical outlets and lighting fixtures are in serviceable condition. Ground fault circuit Interrupters(s) are recommended for installment, none present now.

Garage Door(s):

Type: Garage door(s)- Metal.

Condition: Appears serviceable.

Auto Opener & Automatic door opener(s)- operational. Automatic reverse feature is - operational.

Reverse: Reverse door safety is noted to be a photo eye system.

Window(s):

Windows: Windows appear serviceable.

Miscellaneous:

Attic structure above garage viewed, appears serviceable. Attic storage area above garage. Access is provided by a pull down stair ladder.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Driveway:

Type: Asphalt.
Condition: Spalling /Erosion to the surface is noted. Replacement/Re-surfacing required now or in the not to distant future. Obtain preliminary estimates.



Sidewalk:

Type: Paver/Tile.
Condition: Good serviceable condition.

Front Porch(s):

Type & Condition: Porch decking/materials are paver tiles . Appears serviceable.
Foundation & Condition: Appears serviceable.

Side Porch(s):

Type & Condition: Porch decking/materials are paver tiles . Appears serviceable.
Foundation & Condition: Appears serviceable.
Steps & Rail: Appear serviceable.

Rear Porch(s):

Type & Condition: Porch decking/materials are paver tiles . Appears serviceable.
Foundation & Condition: Appears serviceable.

Patio:

Type: Brick paver.
Condition: Good condition, appears serviceable.

Grading:

Site: Flat site. Improve conditions along with landscaping. The best defense against water seepage is good drainage away from the foundation walls.

Landscaping:

Condition: Trim plants/shrubbery away from structure.

Outlets / Lighting:

Condition: Exterior lighting appears serviceable.