

PROPERTY INSPECTION REPORT



Any Street, Any City, 44444

Inspection Prepared For: First Name Last Name

Date: 4/1/2023 Time: 10:00 AM

Year Built: 2005 Size: 1550

Report ID: Example Condo Inspection

Inspector: John Scaparo

Office: (734) 664-5853

john@InnovativeHomeInspection.com

www.InnovativeHomeInspection.com

Report Summary (Not A Complete List)



Inspection Date: 4/1/2023 at 10:00 AM.
 Report ID: Example Condo Inspection

The following is a lists of observed **Safety and Material Defects (RED HIGHLIGHTS)** in the opinion of Innovative Home Inspection that may have a significant deficiency, adverse impact on the value of the property, or pose an unreasonable safety risk. I may also include **delayed maintenance or repair items of importance (BLUE HIGHLIGHTS)**.

Please read the entire report and narratives to completely understand identified observations and additional items of importance that are recommended to be repaired or replace.

All repairs or replacements should be conducted by a qualified and licensed contractor. Service can uncover defects not discovered or beyond scope of home inspection standards.

It has been a pleasure working for you today. Contact me with your questions and thank you for your business.

Interiors

Page 11 Item: 2	Interior Window(s) [Representative Number]	2.1. Master bedroom, the left window would not stay open. Their sash coil assist were worn or damaged. Sash coils balancers are a necessary component to assist with operation as originally designed. Recommend repair to restore its function.
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Broken window left side sash (Master Bedroom, left window)



Broken window right side sash coil (Master Bedroom, left window)

Electrical System



Page 26 Item: 4

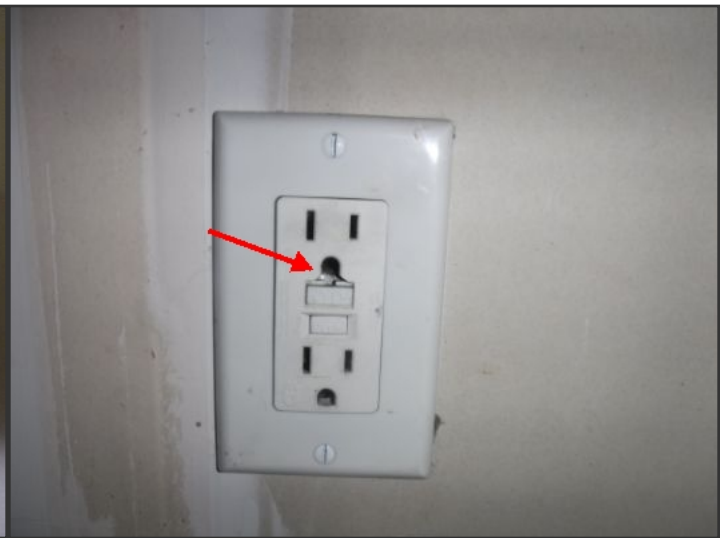
Ground Fault Circuit Interrupts (GFCI)

4.3. The following electrical safety defects were observed today. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards.

- 1. Laundry room outlets not GFCI protected, replace outlets with GFCI protected outlets.
- 2. Kitchen and garage GFCI protective outlets were damaged (ground slot), replace.



Kitchen, damage GFCI protected outlet (right side of refrigerator)



Garage, damage GFCI protected outlet



Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video in Your Report – The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize rating icons and text colors to make things easier to find and read. Use the legend below to understand each rating icon and text color definitions.

LIMITATIONS (Green Text) – Denotes limitations on the systems and components installed at the property. Reference Standards Of Practice for a detailed list and information regarding the inspection limitations or visit InterNACHI website at <http://www.nachi.org/sop.htm>.



ACCEPTABLE – This item was inspected and is in acceptable condition for its age and use. If no other comments were made then the item inspected was showing normal wear with no significant defects noted.



REPAIR / REPLACE or MAINTANCE – Icon rating denote items that should be examined and be repaired or replaced or should receive normal maintenance in order to function properly. The notation does not mean that the item is perfect, but does meet a reasonable standard on the day of inspection.



SAFETY ISSUE – Icon rating denotes observed material defect or that involves an unreasonable safety risk to people. Items marked as a safety issue could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



MATERIAL DEFECT – Icon rating denotes a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property.



HIGH IMPORTANCE – Icon rating denotes items of relative high importance that the inspector wants to bring to your attention.





Additional Information

1. General Comments

- REPORT ELECTRONIC STORAGE: Your inspection report with photos will be auto deleted from our storage system after 30 DAYS from the date of the inspection. It is your responsibility to download and store your electronic home inspection report on your personal storage device. Innovative Home Inspection will not be responsible for your report once it is removed and deleted from our storage system and it can not be regenerated.

2. Attending Inspection

- Buyer(s) and Buyer's Real Estate Agent
- The home was not occupied and was empty of furniture at the time of the inspection.

3. Type Of Service / Structure

- Condominium Limited Interior Inspection (shared unit complex / structure)

4. Weather / Ground Conditions

- The temperature was between 40 - 50 degrees F
- Clear And Sunny
- The ground was damp.



5. Limitations (Reference report sections for additional items)

- **IMPORTANT:** Reference the Standards Of Practice for copy of the inspection limitations and complete list of items inspected and not inspected. Visit InterNACHI website to review and download the complete document.

Click on link https://www.nachi.org/documents2012/InterNACHI_SOP_and_COE-March_2018.pdf

- Reference the Standards Of Practice for abbreviated copy of the inspection limitations. Visit InterNACHI website at <http://www.nachi.org/sop.htm> to review and download the complete document.

Condominium Limited Interior Inspection (exterior not inspected). It is the responsibility of the CLIENT to contact the condominium association to identify the systems and components they own and maintain. Common areas are partially inspection for only those components that the buyer or homeowner is responsible for. A description of the property and/or comments may be provided as a courtesy.

I do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof or attic, chimney foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

Condo associations sometimes have qualified personnel who can assist you with many areas of concern, sometimes at little or no cost. I recommend always consulting with Condo association prior to commencing any work whatsoever.

- **APPLIANCES:** stand alone type appliances that are not a permanently fixed/installed component such as clothes washer, clothes drier, refrigerator, range/stove and window a/c units are not tested as part of a standard home inspection. I recommend contacting the seller or a service profession to confirm they properly and safely operate.
- **DRAINS: (DRAIN SCAN RECOMMENDED):** the adequacy of the underground main drain/waste pipe to the street is not determined (out of scope of inspection). Underground drain/waste pipes are hidden from view or not accessible. A video camera inspection by a qualified and licensed plumbing company is recommended during your inspection contingency period to determine the actual condition of the main drain-line and to ensure it will continue to function adequately. The average cost to replace a main drain line ranges from \$3,000 – \$30,000.
- There was a fire detection system or water suppression system installed. Condo fire suppression system and their components are out of scope of the inspection.

6. A Word About Home Appliances, Components, and Systems Life

- Although a home inspection cannot determine how long any particular appliance, component, or system will last, I have provided information regarding the Estimated Life Expectancy of the Home Systems at <http://www.nachi.org/life-expectancy.htm>.

1. Attached appliances, components, or systems age is not a defect but if they have exceeded their manufactures life they should be closely maintained and can fail at anytime. Recommend upgrading or budget for a replacement.

2. An on/off check of the "attached" appliances in the home may be performed if available to determine if they were operational (Kitchen appliances and HVAC). A full cycle check is not possible, therefore we cannot comment on the full extent of its functions or its ability to clean, cook, dry or heating and cooling. Care and maintenance as well as proper installation also play big roles in performance and longevity.





Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be detrimental to the structure. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. A word about flashings, the proper installation of flashings around doors and windows are critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

1. General Comments

- Exterior components and systems and Grounds are out of scope of a Condominium inspection and are not inspected except where noted below. These systems are under the jurisdiction of the condominium homeowners association. A description of property may be provided as a courtesy. It is the responsibility of the CLIENT to contact the condominium association to identify the systems they own and maintain.

2. Example Of Exterior Photo(s)





3. Entry Door(s) / Egress(s)



Observations:

3.1. The exterior doors were in good condition and operated properly during the inspection.

4. Exterior Window(s) / Awnings



Observations:

4.1. The exterior windows were in good condition. All exterior windows should receive annual inspection, maintenance, and caulking.

5. Driveway / Walkway / Patio



Observations:

5.1. The exposed hard surfaces (masonry) were in good condition on the day of the inspection. I did not observe any cracks and or raised / settled areas that pose a trip hazard at time of inspection.



Caulking needed (Front Entry)



6. Exterior Caulking



Observations:

6.1. Fill gaps between the Walkway(s) concrete slab(s) and structure with a flexible fill material designed to prevent water drainage at foundation and from entering under the slab. Over time, the water will may seep into the basement and/or wash away soil from under the slab causing sunken areas that slope toward foundation and/or damage to the slab from the movement of saturated soil expansion and contraction through the freeze cycle.





Garage (Attached)

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

1. Garage Door And Rails (Life expectancy 20 - 25 years)



Construction:

- Sectional door (Automatic) (1 Door)

Observations:

1.1. The garage door was acceptable and operated when tested from its controls. Clean and lubricate hardware for smooth operation. Include inspection of the springs annually. Older springs are more prone to breaking. Recommend regular maintenance to ensure proper operation.

2. Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)



Observations:

2.1. The automatic opener(s) was properly secured to the structure and responded when tested from wall mounted button on day of inspection. Its opener automatically reversed when safety auto reverse sensors were tested at time of inspection. Recommend regular maintenance to ensure proper operation

3. Occupant Door (Including Fire Door)



Observations:

3.1. Garage occupant door was fire rated and properly sealed.

4. Interior Walls / Ceilings (Includes Firewall)



Observations:

4.1. Finished ceiling and walls throughout the garage were in good condition with no significant defects noted. Some cosmetic and typical flaws were noted. This is normal wear for age of home.



5. Floor



Observations:

5.1. Delayed Maintenance: no major system, safety, or functional concerns noted to the exposed garage floor at time of inspection. The garage slab floor had typical cracks usually the result of shrinkage and/or settling of the slab. Recommend filling cracks with concrete repair to prevent further deterioration due to moisture intrusion and hydraulic separation from frost heaving and to prevent potential trip hazard.



Example Of Garage Floor stress cracks (No Trip Hazard)





Interiors

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The furnishings and/or belongings restricted our access to ceilings (ceiling tiles), windows, walls, doors, and floors, and structures, etc. It is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. Those concealed areas at time of inspection may need inspection or testing. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

1. Interior Door(s)



Observations:

1.1. **Delayed Maintenance:** upstairs common bathroom door sticks when closing. Secure the door's loose upper hinge for smooth opening and closing.



Upstairs common bathroom loose upper hinge

2. Interior Window(s) [Representative Number]



Observations:

2.1. **Master bedroom, the left window would not stay open. Their sash coil assist were worn or damaged. Sash coils balancers are a necessary component to assist with operation as originally designed. Recommend repair to restore its function.**





Broken window left side sash (Master Bedroom, left window)



Broken window right side sash coil (Master Bedroom, left window)



Broken sash (Master Bedroom, left window)

3. Interior Floor Covering(s)



Limitations:

- Evaluation of floor finishing quality, workmanship, and installation of hardwood, laminated, and tile flooring and their predicted wear and performance is outside the scope of the inspection. If client has concerns regarding these areas of the home, a floor specialist should be contacted for further evaluation and information.

Observations:

3.1. Floor coverings were acceptable with no significant defects noted (normal wear). I did observe the upstairs common bathroom linoleum floor covering had lifted in front of the air register. There was no indication of structural concerns observed today.





Upstairs common bathroom floor (linoleum lifted)

4. Exposed Interior Wall(s) / Ceiling(s) / Floor(s) (Finishings)



Observations:

4.1. Ceiling and Walls throughout the interior are in good condition with no indication of structural concerns observed. Some cosmetic and typical flaws in finishing observed. This is normal wear for age of home. You will find minor stress cracks, patching, shrinkage, seam cracks, small holes, and popped nails in all homes which have been lived in.

5. Interior Stairway / Landings



Observations:

5.1. Steps and Railings / Guards were in good condition with no significant defects noted.

6. Counters And Representative Number Of Cabinets, Shelving



Observations:

6.1. Cabinets / Counters / Shelving and Mirrors were in good condition for their age with no significant defects noted. Installation methods and integrity of fasteners to secure cabinets to the structure, non-functional components, wear, and or cosmetic items are out of scope of inspection.





Appliances (Built-In Only Inspected)

1. Laundry Clothes Washer Hook-Up



Limitations:

- Free-Standing washing machine was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit, drain tube, or water supply hoses. If a water catch pan is installed, it is not possible for us to check its performance. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:

1.1. Washer drains to a stand pipe. I did not observe any indications of leaks or back-up such as stains/ water damage. No test was performed on stand pipe to determine if it drains properly. As such, I was not able to inspect concealed water supply lines and stand pipe/trap. No guarantee or warranty is given on the future stand pipe drain, as drain lines can become blocked at any time without warning. Ask the seller if there is a history of drain back-ups, leaks, and repairs. Reference the seller disclosure statement for more information.

2. Laundry Clothes Dryer Hook-Up



Limitations:

- Free-Standing cloth dryer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:

2.1. Gas shut-off valve was present in same room and within 6 feet of the appliance.

3. Disposal (Life Expectancy 12 years)



Observations:

3.1. Operated at time of inspection.

4. Dishwasher (Life Expectancy 9 years)



Observations:

4.1. Dishwasher was cycled and operate at time of inspection. Lower panel not removed for inspection. I did not see any leak at the time of the inspection.

5. Microwave (Life Expectancy 9 years)



Observations:

5.1. Microwave(s) operated on day of inspection. Microwave is not inspected for radiation leaks.

6. Refrigerator (Life Expectancy 9 - 13 years)



Limitations:

- Free-Standing refrigerator/freezer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and not evaluated or moved to verify service connection from behind on the day of the inspection. I make every attempt to look behind if an adequate gap between the wall and back of refrigerator is not obstructed or is available and will note observations.

Observations:

6.1. Water supply tube to refrigerator installed. I did not see any evidence of active water leaks or water stains behind refrigerator on the day of the inspection.
6.2. Water shutoff valve was located behind the refrigerator.



7. Range / Ovens (Life Expectancy 18 years)



Limitations:

- Free-Standing stove/range was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit. I may attempt to moved or tilted to verify service connection from behind or anti-tipping device installed. I make every attempt to look behind if an adequate gap between the wall and back of stove is not obstructed or is available and will note observations. I recommend contacting the seller or service profession to confirm it properly and safely operates.

Observations:

7.1. The 220-volt electrical outlet was present and properly secured at the time of the inspection.





HVAC System

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not perform a Carbon Monoxide test or inspect the parts which are not readily accessible, like the heat exchangers, coil, compressor, or valves or humidifier or dehumidifier, the electronic air filter, and determine heating or cooling supply adequacy or distribution balance. We do not operate the heating or cooling system when the air temperature is too hot, to prevent damaging the heating unit or operate the cooling system when the outside temperature is below 65 degrees, to prevent damaging the cooling unit. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, cleaned and tuned to ensure proper and safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

1. Thermostat Controls



Construction:

- Digital Programmable (Second Floor)

Limitations:

- Thermostats are checked in manual mode only. Thermostats are not checked for calibration or timed functions.

Observations:

- 1.1. A digital programmable type thermostat was present on the day of the inspection and correctly attached to the wall.



Example Of Thermostat



2. Heating System



Construction:

- Forced Air [Natural Gas, Lennox, 2005]

Limitations:

- Not a technically exhaustive evaluation. On/Off Check Only. The average life expectancy is estimated from 15 to 25 years. Any furnace that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.

Observations:

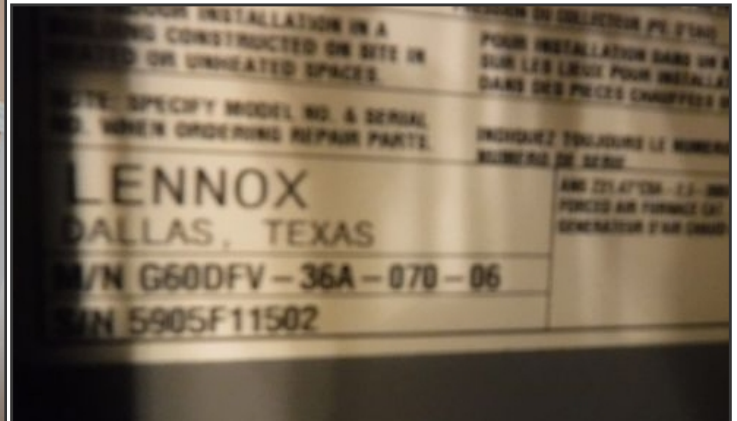
2.1. The furnace(s) burners responded and provided heat when turned on by the wall thermostat controller in manual mode on day of inspection. Good flame color and pattern noted. Heat source, where necessary was available to each room. Recommend service check-up and cleaning to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

2.2. The automatic safety controls responded when tested. There was a gas shut-off valve and an electrical service switch within reach of the unit.

2.3. *** CAUTION *** There was a make-up air ducts installed for the furnace. Make-up air is required for proper and safe water furnace operation (burner combustion). You may notice a cooler room temperature or draft but do not block or plug the make-up air duct. There is a potential of back drafting from the furnace and/or water heater exhaust flues resulting in Carbon Monoxide entering the home.



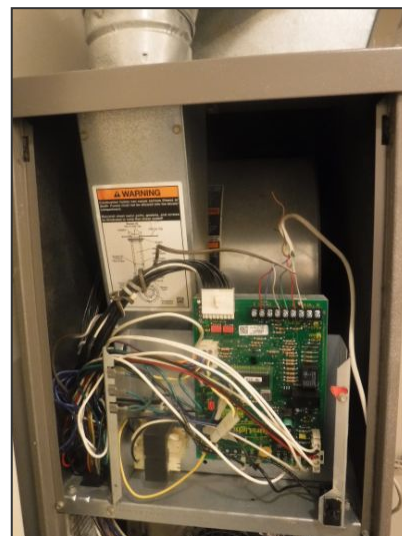
Example of Heating System Make Up Air Duct (Do Not Block)



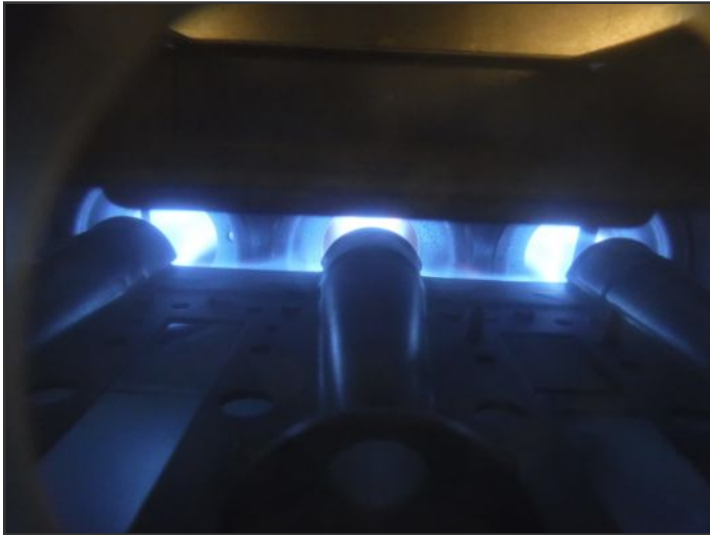
Example Of Manufactures Model / Serial Number



Example Of lower cabinet and burner window



Example Of upper cabinet blower motor/ controls



Example Of Furnace Burner In Operation



Heating air temperature during operation

3. Cooling System



Construction:

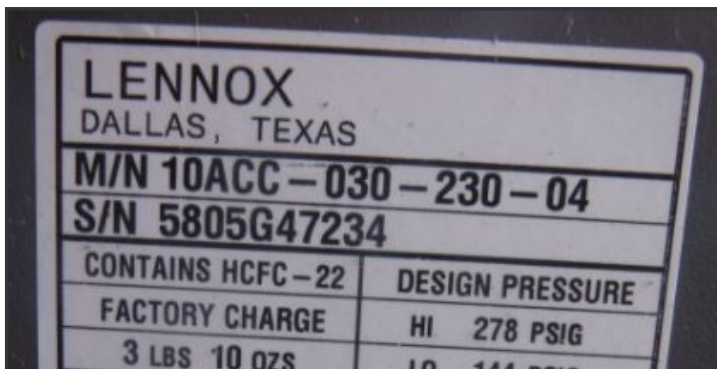
- Forced Air Cooling [Lennox, 2005]

Limitations:

- The average life expectancy is estimated from 10 to 15 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
- Interior Evaporator A-Coil, located within the air handler air plenum. Note not inspected, coil is not accessible.
- The cooling system will not provide cooling when the exterior air temperature is below 65 degrees. Inspection was limited to visual observations of the exterior condenser unit and verification the fan turns on and off manually by its thermostat control. Recommend service before the start of the cooling season. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

Observations:

- 3.1. Outside condenser fan responded when turned on by the wall thermostat controller in manual mode.
- 3.2. Delayed Maintenance: outside condenser unit, air flow to the air conditioner condenser coil fins were restricted by dirt and/or debris on the exterior (delayed maintenance). The fins should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.



Example Of Manufactures Model / Serial Number



Example Of A/C Unit (your unit)





Example Of A/C Unit dirty fins

4. A/C Refrigerant Lines



Observations:

4.1. The exposed and accessible portion(s) of the high and low pressure refrigerant lines including the foam insulation were in normal condition where I could actually see the lines on the day of the inspection. Most of refrigerant lines not visible; concealed by insulation, wall/ceiling finishing and or storage items.

5. Condensation / Drain Tube / Pump



Construction:

- Ridged Tubing
- Termination: Floor Drain

Observations:

5.1. The exposed and accessible portion(s) of the condensate drain tube attached to the furnace air plenum (Indoor A/C Coil/Unit), furnace, and/or condensation pump to its termination point was in normal condition today. I did not see any leaks from the tube(s) or at their connections. It is recommended to periodically check line drainage. If condensation lines clogs it may result in water damage to the unit or surrounding areas.

6. Air Distribution System / Air Filter



Construction:

- Air Filter (Size 20x25x1)

Limitations:

- Most air ductwork was not visible, they were concealed by interior finishings.

Observations:

6.1. **Delayed Maintenance:** the air filter was a disposable type and observed to be dirty. Replace filter with manufactures recommend filter to enhance air quality as well as extending the lifespan of the furnace.





Ceiling access to air filter (upstairs hallway)

7. Cooling Fan(s) - Ceiling / Whole House



Construction:

- Ceiling Fans

Observations:

7.1. Ceiling fans in the home were operable at the time of the inspection.





Plumbing System

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected for leaks. Plumbing access panels are opened, if not secured / obstructed and readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

FYI Any observed indications of active leaks, elevated moisture levels, moisture stains, or corrosion of plumbing components or systems should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. We also recommend considering having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

1. Fuel Distribution System



Construction:

- Municipal - Natural Gas. The bank of gas meters were located on exterior side of structure. Note there was a bank of meters. There were no labels with the Condo's unit number. Ask Condo Association to identify your Condo's meter for future service.

Limitations:

- Most of the gas distribution pipe systems were not visible; concealed by wall/ceiling covering, storage items, and or slab-floor. I also do not use specializes gas leak / CO leak detecting equipment; this out scope of the inspection. If client has concerns regarding the gas service / distribution equipment, a specialist should be contacted for further evaluation. Servicing can uncover defects outside the scope of the inspection. Recommend locating and labeling all appliance gas shut-off valves in the event of an emergency.

Observations:

- 1.1. I did not smell any gas odors (Sulfur - similar to rotten egg odor) which is an indication of a leak. No evidence of damage was observed with the accessible gas piping today (concealed plumbing can not be inspected).



Example Of Gas Service Meters And Shut Off Valves



2. Drain / Waste / Venting System



Construction:

- Public Sewer

Limitations:

- I was not able to locate the interior drain pipe or clean-out. As such, I was not able to identify type of piping or determine its condition today. Ask the Seller to show you the location to the interior drain clean-out in case service is required. If the drain pipe and clean-out are concealed with no access I recommend contacting a qualified contractor to install an access panel for ease of service.

3. Water Distribution System



Construction:

- City Water, shutoff-valve to the unit was above water heater (cold water service pipe).
- Distribution, Cross Linked Polyethylene "PEX" (Life Expediency 40 years)

Limitations:

- Most of the water pipes were not visible; concealed by wall/ceiling/floor coverings, storage items, and or slab-floor. Water pressure testing is out scope of inspection. Recommend locating and labeling all water shut-off valves in the event of an emergency.

Observations:

3.1. Good water flow, no visible drop in water flow when tested with two fixtures running water simultaneously. The property was vacant and the plumbing system has not been used on a regular basis. As part of my inspection, I ran the water from the plumbing fixtures for an extended period. No active leaks were observed during the inspection. Recommend annual maintenance inspection and repair any as needed and reviewing seller disclosure statement for history of leak/repair.



Example Of main shut off valve



4. Water Heater



Construction:

- Gas Water Heater [Type: Natural Gas, Bradford White, , 2013]

Limitations:

- Water heater service life is between 8 and 12 years for a Tank Type and 12 and 20 years for Tankless Type. Any water heater type within these age ranges should be monitored closely for performance and failure; budgeting for a new unit is recommended. Note the Consumer Product Safety Commission (CPSC) recommends setting temperature to 49 °C (120 °F).
- Water Heater was a Flammable Vapor Ignition Resistant (FVIR) type with a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

Observations:

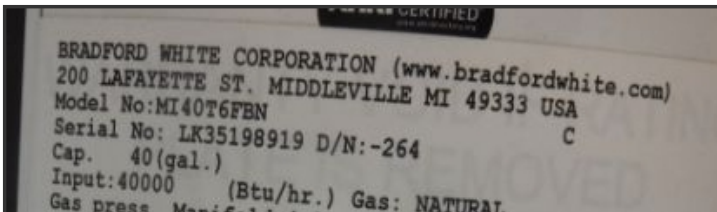
4.1. The burner responded when tested. Good flame color and pattern observed. There was no active leaks from the water heater today. Water heaters regardless of age can leak at any time. Therefore, recommend annual maintenance inspection and if you see corrosion at the hot and cold water dielectric connectors, water dripping from discharge tube, or any moisture stains on or around the unit contact a qualified and license plumber to repair. Review seller disclosure statement for history of leaks/repairs.

4.2. The water heater is equipped with a pressure-temperature relief valve (TPRV). The TPRV discharge tube extends to the proper height above the floor.

4.3. The water heater had a galvanized metal drip pan installed with a drain tube to the floor drain.



Example Of Water Heater Burner In Operation



Example Of Manufactures Model / Serial Number



Drip pan and drain to floor drain



5. Sink(s) / Back Splash



Observations:

5.1. Sink(s) filled and drained properly at time of inspection. I did not observe any leaks today. Leaks can occur without warning from the sink drains and cause significant water damage. Therefore, recommend annually inspection and maintenance of the under sink drain pipe and trap to help prevent potential of leak. If you see build-up of waste at the pipe connections it's an indication of a slow or prior leak that needs to be corrected. Review seller disclosure statement for history of leaks/repairs.

6. Toilet(s)



Observations:

6.1. Toilet(s) were properly secured to the floor and flushed and filled at time of inspection. I did not observe and active leaks today. Leak can occur without warning and cause significant water damage. Therefore, recommend annually inspection and maintenance to help prevent potential of leak. Secure toilet to the floor if loose, replace aged / deteriorated tank bolt and rubber washers, check for leaks from the water supply line and connection to the tank, check for leak around the base of the toilet and sub-floor from basement for a leaky wax ring. Review seller disclosure statement for history of leaks/repairs.

7. Tub(s) / Shower(s)



Limitations:

- The access panels were secured. I was not able to remove access panel.

Observations:

7.1. Shower / Tub filled and drained properly at time of inspection. I did not observe any leaks on today. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. Shower/bath wall panels and surrounds; tiled floors, walls, and surrounds are prone to cracking at the corner grout joints. For bath/showers that have prefabricated wall and surround enclosures leakage can occur at the gap between the tub and enclosure an all corners. I recommend annual inspection and maintenance such as regrouting and/or caulking open gaps with a high quality mildew resistant caulk to help prevent water from entering behind panel/tiles. Review seller disclosure statement for history of leaks/repairs.





Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repair.

FYI All issues or concerns listed in this electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and made by a qualified electrical contractor. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Service Drop and Entry Conductor / Meter / Low Voltage Service Wires



Construction:

- The electrical meters and main service breakers were located on exterior side of structure. Note there was a bank of meters. There were no labels with the Condo unit number. Ask Condo Association to identify your Condo's meter for future service.

Limitations:

- **Not able to determine lateral service entry conductor amperage. Service conductor to the meter was concealed.**

Observations:

- 1.1. The exterior meter box was in good condition. No major rust or damage. Not loose.



Example Of Service Meters



Main Breaker at meter (100 amp)

2. Service Panel / Main Disconnect / Over-Current Protection



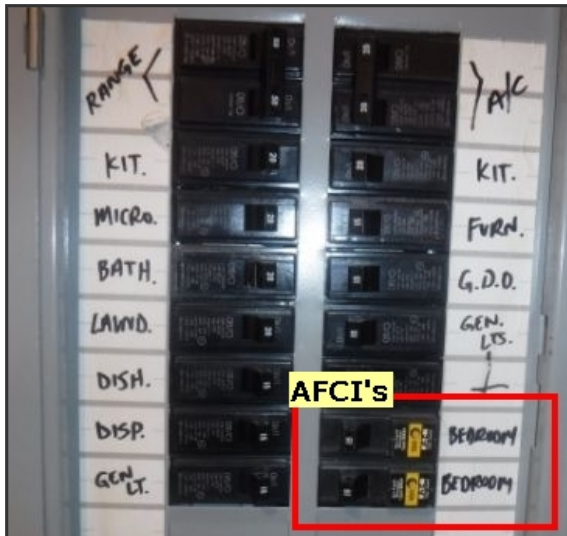
Construction:

- Sub-panel - Breakers, Laundry Room

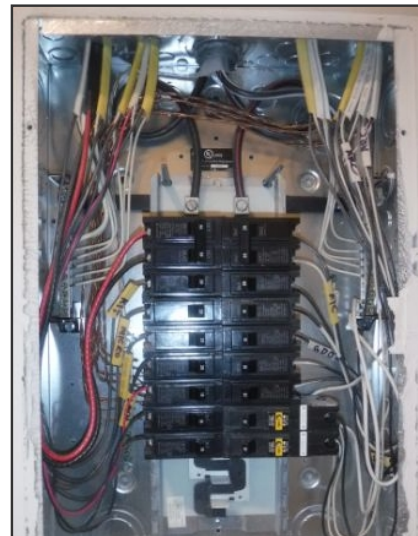
Observations:

- 2.1. There was a circuit directory inside the panel door today. It is not uncommon that circuits are mislabel. I recommend a qualified person verifying the directory or labels to identify breaker locations to enhance safety during service.
- 2.2. AFCI (Bedrooms) breakers tripped and reset when tested on day of inspection.





Example of Service Panel with Labels (with AFCI breakers)



Example Of Service Panel With Cover Removed

3. Branch Wires



Construction:

- Copper Wiring

Limitations:

- Most branch wiring was not visible, they were concealed by interior finishings.

Observations:

3.1. I saw no indications of damage to the exposed and accessible conductors and circuits (concealed wiring can not be inspected).

4. Ground Fault Circuit Interrupts (GFCI)



Observations:

4.1. Exterior (garage side) protected outlet reset was located in the Garage.

4.2. All bathroom GFCI protected outlet(s) reset was located in the upstairs common bathroom.

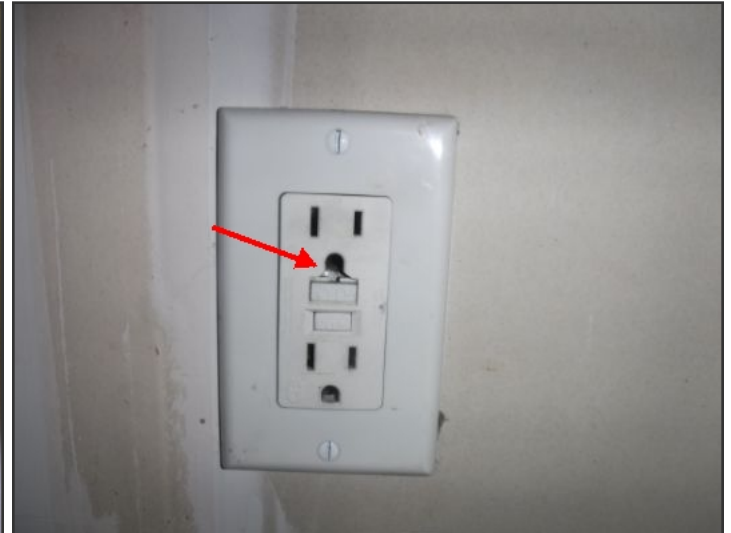
4.3. The following electrical safety defects were observed today. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Laundry room outlets not GFCI protected, replace outlets with GFCI protected outlets.
2. Kitchen and garage GFCI protective outlets were damaged (ground slot), replace.





Kitchen, damage GFCI protected outlet (right side of refrigerator)



Garage, damage GFCI protected outlet

5. Switches, Outlets, Light Fixtures [Representative Number]



Observations:

- 5.1. See Fireplace - Controls Section for more information.
- 5.2. A representative number of switches, lighting fixtures, and receptacles tested were acceptable with regard to their operation on the day of the inspection.

6. Presence Or Absence Of Smoke Detectors



Limitations:

- We do not operate smoke alarms or carbon monoxide (CO) detectors. Most manufacturer's recommend that you test monthly and change their back up batteries at least every six months. You should consider replacing any detector older than 10 years. Current standards require functional smoke/CO detectors in each bedroom, hallway, or within 15 feet of any sleeping room, any room with a gas burning appliance, and each floor including garage and basement according to the manufacturers specifications.

Observations:

- 6.1. Smoke detectors were installed in each bedroom, hallway.

7. Exterior A/C Service Disconnect(s)



Observations:

- 7.1. The A/C electrical service disconnect(s) at the condensing unit were properly installed and in serviceable condition at the time of the inspection.





Chimney / Fireplace / Exhaust Venting

1. Fireplace Firebox / Clean-out



Construction:

- Factor-built Gas Direct-Vent Glass Sealed (Family Room) FYI *** Caution *** the Gas fireplace is a sealed glass type. The glass can reach temperatures exceeding 500 degrees when the fireplace is operated. This is a safety hazard, severe burns or injuries can occur if you or a small child should come in contact with the glass while the fireplace is in operation. Recommend placing a portable fireplace screen in front of the glass to reduce risk of burn injuries.

2. Fireplace Gas Controls / Circulation Fan



Construction:

- Wall switch operation. Shut-off was located within the control panel.

Limitations:

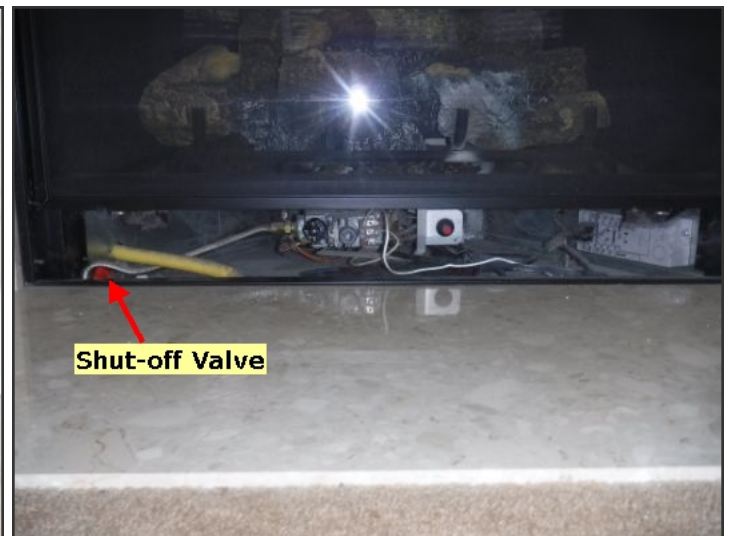
- Gas valve was shut-off today. As such, the gas log set did not light and was not tested. Ask the seller to demonstrate they operated properly and to provide their instruction manuals.

Observations:

- 2.1. The fireplace fan did not activate when turned on by the wall switch. Recommend service.



Example gas fireplace with lower gas control/ shut-off valve



Example of gas controls and shut-off valve (gas shut-off today)





Insulation & Ventilation

In accordance with the InterNACHI Standards, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. Insulation (Unfinished Spaces)



Limitations:

- There was no access to the roof cavity. As such, I was not able to inspect the insulation.

2. Interior Ventilation (Kitchen, Bath, Laundry)



Construction:

- Bathroom Exhaust Fan(s)

Observations:

- 2.1. Interior exhaust fan(s) operated at time of inspection. Note fan CFM Volume/capacity is out of scope of inspection.
- 2.2. Delayed maintenance, upstairs common bathroom ceiling fan grill was loose. Recommend securing.



Upstairs common bathroom loose ceiling fan grill

3. Structural Ventilation (Attic, Foundation, Crawlspace)



Limitations:

- There was no access panels to the roof cavity. As such, I was not able to inspect the ventilation.





Moisture

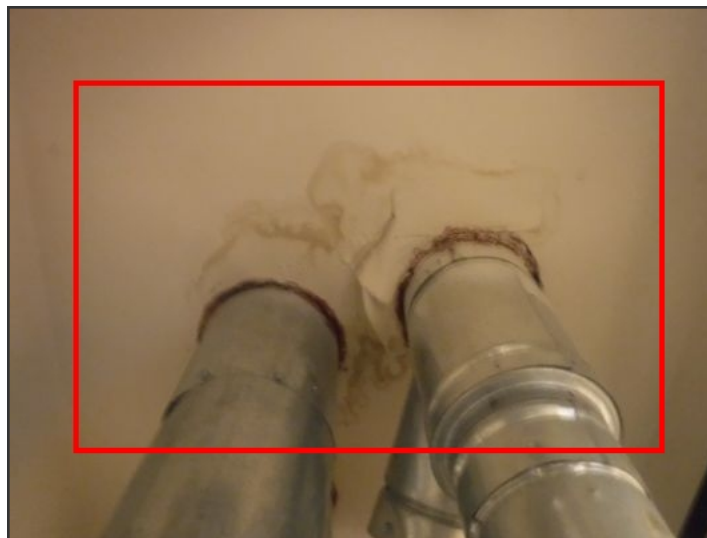
Any observed indications of moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Structural Sections for additional inspection limitations.

1. Exposed Interiors - Finished Walls / Ceilings And Floors (Above Grade)



Observations:

1.1. On the main floor, I did not observe any ceiling/wall moisture stains or ceiling patching below the second floor bath(s) areas. The second floor, in the utility closet I did observe dried ceiling stains around the vent ducts. There was active leak today but the stains are indication of prior leaks from attic region. Ask the seller and refer to the seller's disclosure in reference to any water/moisture history and damage/ repairs. Only the property owner would have accurate knowledge of this information.



Utility closet, dried ceiling stains

2. Exposed Flooring - Sub-Floor Structures / Slab Floor (Below Grade)



Observations:

2.1. I did not see any indications of active water leaks, stains, or measure elevated levels of moisture on the accessible finished or unfinished floors (sub-floor or slab-floor). Recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.





Environmental

1. Organic Fungal Growth



Limitations:

• Your home inspection service included a noninvasive Mold Inspection today. I do not inspect for concealed fungal growth or determine if underlying damage or conditions exist. Testing may be recommended, testing is a separate service covered under a separate agreement and fees.

Notes:

1. If you decide to have mold testing, contact Innovative Home Inspection for more information and fees. Testing is a separate service.
2. Mold cannot exist without elevated moisture (keep RH <60%). Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

Reference:

1. EPA Guide <http://www.epa.gov/mold/moldguide.html>.
2. If you have concerns regarding observed fungal growth, I recommend contacting a Mold Remediation Contractor for further evaluation and to determine if underlying damage exists and estimate of repairs.

Observations:

- 1.1. I did not observe any indication of surface fungal growth in the exposed and accessible areas of the home's interior today.

2. Vermin / Pests



Limitations:

• Your home inspection included a noninvasive Pest Inspection of the exposed interiors and structures today. I do not inspect for concealed vermin activity or determine if underlying conditions exist.

Notes:

1. If pest activity is observed or suspected, you should contact a professional pest company for further evaluation and treatment.
2. VA or FHA Pest Inspection (NPMA-33 Form) is a separate service and must be agreed to in writing and additional fees.
3. If a VA or FHA Pest Inspection was performed at the time of the Home Inspection, the WDI report will be attached to the end of this report.

Reference:

1. EPA Guide <https://www.epa.gov/safepestcontrol>

Observations:

- 2.1. I did not observe any indication of pest activity in the exposed and accessible areas of the home today.





Report ID#: 100320-C1.

Property Address: 3842 Radcliff Dr, #125, Canton, MI 48188.

Before signing agreement download and review **Standards of Practice** (<https://s3.amazonaws.com/uploads-east-1.nachi.org/page-uploads%2F2020%2F03%2F1584478818326-Home+Inspection+Standards+of+Practice.pdf>) for inspection limitations and items inspected and not inspected.

Fee for this service is: \$350.00 and is based on a single visit (**Crawlspace and Detached Garage, additional \$25.00 if not identified at time of scheduling**). There is a \$100 fee to return to the property in the event of a re-inspection. There is a 3.7% Surcharge for electronic payment. The inspection is not technically exhaustive. The fee charged for this inspection is substantially less than that of a technically exhaustive inspection.

THIS AGREEMENT made this date of 09/30/2020, by and between Innovative Home Inspection, LLC (hereinafter "INSPECTOR") and the undersigned parties, collectively referred to herein as ("CLIENT") and is based on a single visit to the property. The CLIENT understand and voluntarily agree as follows:

1. The CLIENT understands and acknowledges the State Of Michigan does not have a law requiring license, certification, or registration of home inspectors. By acceptance of our inspection report/or relying on the information within, you agree to the terms of our inspection agreement even if this agreement is not signed.
2. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR (1) observed and (2) deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection will not reveal all deficiencies. If residence is furnished, and in accordance with industry standards INSPECTOR only inspects those surfaces, structures, or systems that are exposed and readily accessible. INSPECTOR does not move furniture, lift carpets or rugs, or remove or rearrange items within closets or cabinets.
3. Unless otherwise noted in this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. CLIENT understands that InterNachi's SOP contains limitations, exceptions, and exclusions. INSPECTOR does not inspect those system or component outside of a general home inspection as such sewer lines and/or onsite waste disposal systems, water softeners, shower pans, over-flow drains, water purification systems, well systems, low voltage electrical systems, backup generators, entertainment or data and communications systems or other ancillary wiring that is not part of the primary electrical distribution system, site lighting such as lamp posts or similar items, lightening arrestors or surge protectors; any timing systems, outdoor awnings and their electric controls, or similar seasonal accessories, recreational facilities, out buildings, outdoor water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, satellite dish, underground sprinkler systems or their controls, solar heating systems, swimming pools, spas, fencing, retaining walls, playground or sports equipment, underground sprinkler systems, fire alarm or fire suppression systems. INSPECTOR does not address conditions relating to animals, pests, or rodents. EIFS siding systems are not inspected. Cosmetic features are excluded, including without limitation: paint, wall or ceiling coverings, carpeting and other floor coverings, paneling, window treatments, shelving, lawn and landscaping. INSPECTOR does not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees F. or less; heat pumps will not be operated in heat mode if outside temperatures are 75 degrees F. or above. INSPECTOR does not test or evaluate Heating and Cooling concealed components such as the burner chamber, heat exchanger and cooling evaporative components or perform a Carbon Monoxide test; interior of flues or chimneys or inspect radiant heating systems, humidifiers, portable A/C units, portable appliances (including refrigerators, stoves, microwaves, washers, dryers, etc.), carbon monoxide detectors. INSPECTOR advises prior to closing a licensed HVAC contractor inspect the heating and cooling system and their concealed components; and that each chimney receive a Level II inspection by a certified chimney sweep to ensure proper and safe operation.
4. CLIENT understand that INSPECTOR will inspect only your condominium unit. INSPECTOR will not include any inspection of common areas or other spaces CLIENT do not own. INSPECTOR may offer comments concerning observations of common areas as a courtesy. CLIENT agree that any comments concerning common areas, or any lack of comments concerning common areas, shall not give rise to any claim against INSPECTOR.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If INSPECTOR hold a valid occupational license, INSPECTOR may inform CLIENT of this and CLIENT may hire INSPECTOR to perform additional functions. Any agreement for such additional services shall be in a separate writing. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in

more strictly against the party who prepared it.

7. The inspection and report are for the use of CLIENT only. CLIENT will be the sole owner of the report and all rights to it. INSPECTOR is not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If CLIENT from any liability and agree to pay INSPECTOR costs and legal fees in defending any action naming INSPECTOR. INSPECTOR inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. INSPECTOR disclaim all warranties, express or implied, to the fullest extent allowed by law.
8. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. In all cases, INSPECTOR's liability is limited to liquidated damages in an amount not greater than the fee you paid us. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The CLIENT acknowledge that the liquidated damages are not intended as a penalty, but that INSPECTOR intend it to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk between the INSPECTOR and CLIENT; and (iii) enable the INSPECTOR to perform the inspection for the agreed-upon fee.
9. In the event CLIENT have a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 7 days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR from liability.
10. CLIENT agree the exclusive venue for any litigation arising out of this Agreement shall be in the county where INSPECTOR has principal place of business. If CLIENT fail to prove any claim against INSPECTOR, CLIENT agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. CLIENT agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against INSPECTOR or InterNACHI, you waive trial by jury.
11. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents INNOVATIVE entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by INSPECTOR shall be binding unless reduced to writing and signed by one of INSPECTOR's authorized officers. Any modification of this Agreement must be in writing and signed by you and by INSPECTOR's authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignee's. CLIENT will have no cause of action against INSPECTOR after one year from the date of the inspection.
12. The CLIENT agrees and understands it's the CLIENT'S responsibility to ensure all utilities are activated. A complete inspection cannot be done without all the utilities. INSPECTOR does not open gas or water valves, light pilot lights or gas appliances, activate electrical services that have been turned off, or cut locks open. The CLIENT is solely responsible for ensuring that all utilities are turned on, that breakers are turned on, that all water and fuel valves are open, that all pilot lights are lit, that all rooms and crawl spaces are unlocked, and that components such as attics and panel boxes are accessible prior to the inspection. Return visits for re-inspection of repairs and or because utilities were off, valves were shut-off, pilot lights were not lit, or certain areas were locked or otherwise inaccessible, YOU will be subject to an additional fee starting at \$100.00 (Additional travel charges may apply depending on distance).
13. The CLIENT agrees and understands INSPECTOR reserves the right to add an amendment within 72 hours of the initial report issue. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.
14. All digital photos taken by INSPECTOR at the property on day of inspection are the property of Innovative Home Inspection, LLC and may be published or used for advertisements or promotional material.
15. The INSPECTOR reserves the right to adjust the inspection fee if deemed necessary. Payment of the fee to INSPECTOR is due upon start of the inspection. There is will be a \$50 return check charge. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
16. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

CLIENT HAS CAREFULLY THIS AGREEMENT, UNDERSTANDS AND VOLUNTARILY AGREES TO THE AGREEMENT PAGES AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT

Client Printed Name: Katrina Shipman. Client Phone: (734) 658-8716. Client Signature Date: 09/30/2020.

Client Signature:



