



# Wolverine Home Inspection LLC

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Inspected By: Mike Davis



## Home Inspection Report

Prepared For:

**Unspecified Client**

Property Address:

**Birch Run , MI**

Inspected on Fri, Aug 23 2019 at 10:37 AM

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision. This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. Wolverine Home Inspection LLC or anyone working with them , Shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor or insurer.

The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.

The Inspection and report do not address and are not intended to address code and regulation compliance THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION, MOLD AND OTHER INDOOR AND OUTDOOR SUBSTANCES. the client is urged to contact a competent specialist for information , identification or Testing



# General

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Property Type:	Single Family
Stories:	One
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Not Growing Against Structure Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory
Patios/Decks:	Wood Condition: Satisfactory



## Comment 1:



Figure 1-1



Figure 1-2



(Site continued)



Figure 1-3



Figure 1-4



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Comment 2:



Figure 2-1



Figure 2-2

(Site continued)



Figure 2-3



Figure 2-4



Comment 3:



Figure 3-1



Figure 3-2



(Site continued)



Figure 3-3

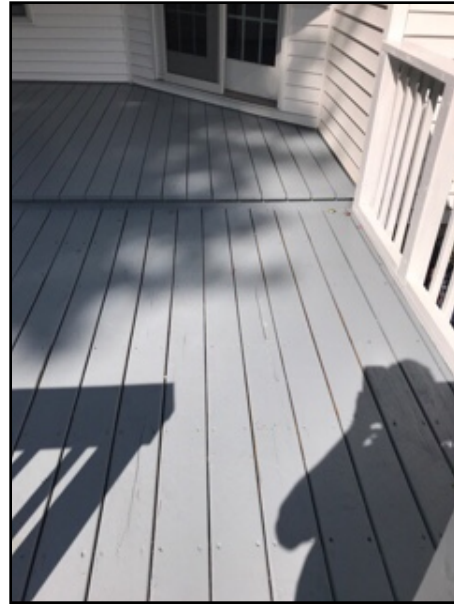


Figure 3-4



Figure 3-5

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Vinyl Siding Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Soffit / Facia:	Aluminum Condition: Satisfactory



Comment 4:



Figure 4-1



Figure 4-2

(Exterior continued)



Figure 4-3



Figure 4-4



Figure 4-5



Figure 4-6

(Exterior continued)



Figure 4-7



Figure 4-8



Figure 4-9



Figure 4-10



(Exterior continued)



Figure 4-11



Figure 4-12



Figure 4-13



Figure 4-14



(Exterior continued)



Figure 4-15

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof
Roof Design:	Gable
Roof Covering:	Dimensional asphalt
	Condition: Satisfactory
Ventilation Present:	Roof, Soffit
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



Comment 5:

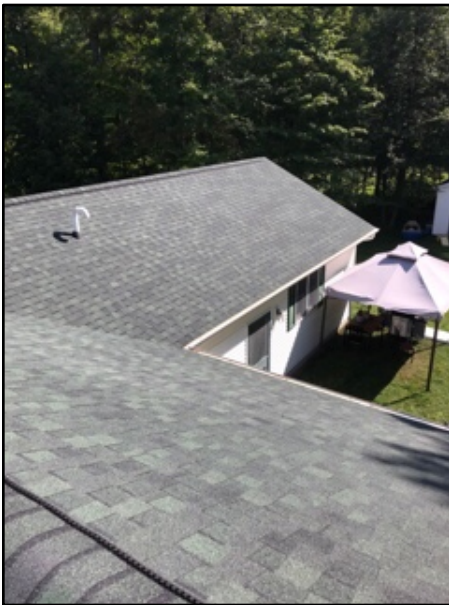


Figure 5-1

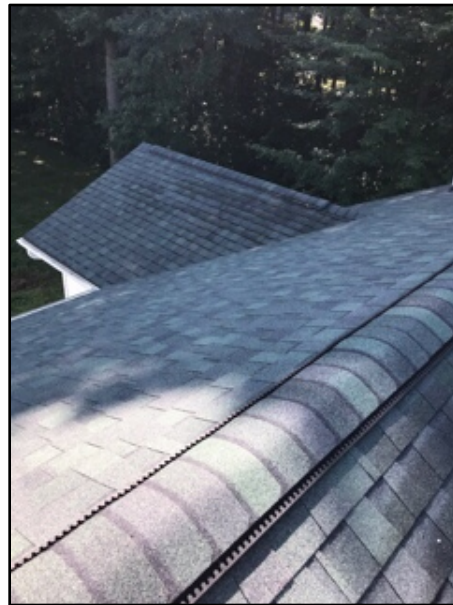


Figure 5-2

(Roofing continued)



Figure 5-3



Figure 5-4



Figure 5-5

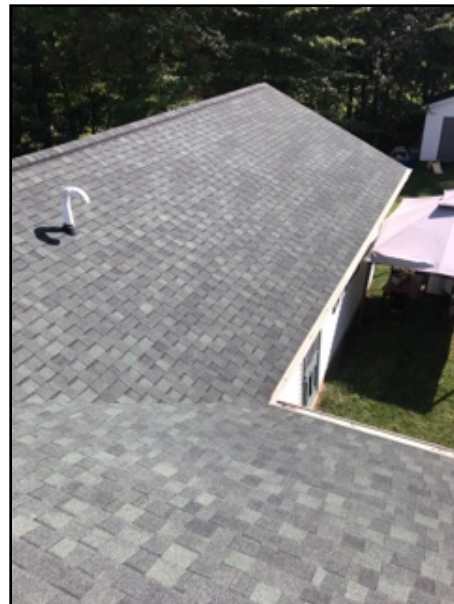


Figure 5-6



(Roofing continued)



Figure 5-7

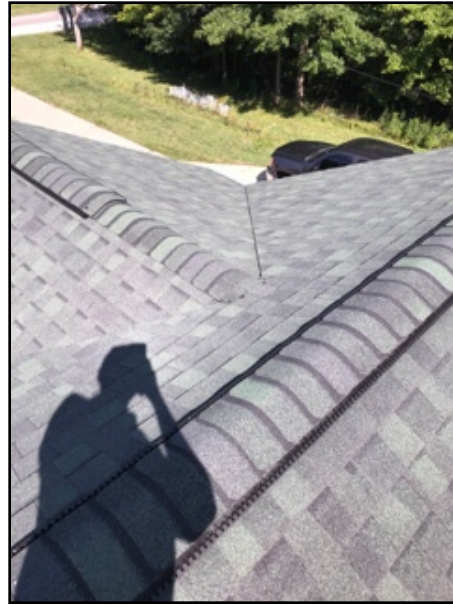


Figure 5-8



Figure 5-9



Figure 5-10

(Roofing continued)



Figure 5-11



Figure 5-12



# Basement/ Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

Inside

Vapor Retarder:

Installed

Condition: Satisfactory

Underfloor Insulation:

Not Present

Ventilation Present:

Yes

Condition: Satisfactory



Comment 6:



Figure 6-1



Figure 6-2

(Crawlspace continued)



Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6

(Crawlspace continued)



Comment 7:



Figure 7-1



Figure 7-2

# HVAC

I highly recommend that you request a HVAC technician to inspect the Heat Exchanger for cracks, holes or leaks as my inspection is mechanically limited since the furnace requires dismantling to examine this particular area. A deteriorated heat exchanger will allow deadly products of combustion into your living area. This inspection is a non invasive visual inspection.

I also highly recommend that you get carbon monoxide detectors on each level of home along with smoke alarms

# Heating

The heating system is inspected visually to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Crawlspace
Type of Equipment:	Forced Air
	Condition: Satisfactory
Heating Fuel:	Gas
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory

(Heating continued)



#### Comment 8:



Figure 8-1

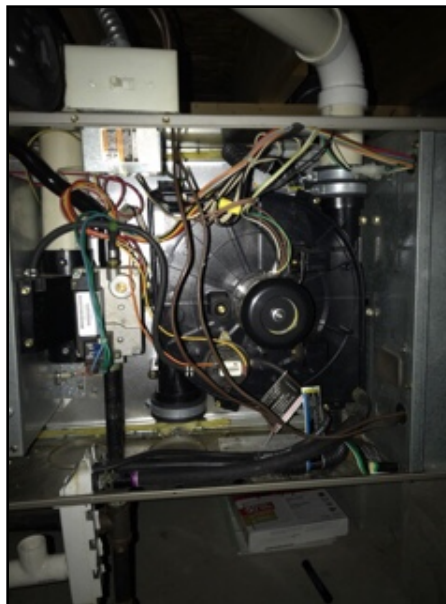


Figure 8-2



Figure 8-3

Furnaces should be checked, cleaned and serviced yearly by a licensed contractor.



(HVAC continued)

## Cooling

The cooling system is inspected to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.



Comment 9:



Figure 9-1



Figure 9-2

(Cooling continued)



Figure 9-3

Air conditioners should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory



Comment 10:



Figure 10-1

(Plumbing continued)



Comment 11:



Figure 11-1



Comment 12:

Sump pump on north side of crawlspace is dead .



Figure 12-1

(Plumbing continued)



Comment 13:



Figure 13-1



Figure 13-2



Comment 14:

Both sump pumps bad. Power confirmed going to pump



Figure 14-1



Figure 14-2



(Plumbing continued)

## Water Heater

Fuel:	Natural Gas
Capacity:	40 gal
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Satisfactory
	In Same Room



Comment 15:



Figure 15-1



Figure 15-2

(Water Heater continued)



Figure 15-3

# Electrical

The inspector can not inspect hidden wiring or verify any of the Electrical is per the National Electric Code. The inspector is not a Licensed Electrician Any concerns you should consult a licensed electrician

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
Service Line Material:	Aluminum
	Condition: Requires licensed contractor
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Solid Copper
	Condition: Satisfactory



Comment 16:



Figure 16-1

(Electrical continued)



Comment 17:

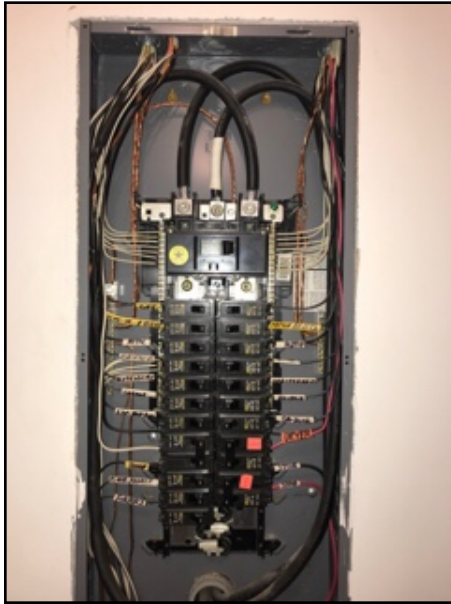


Figure 17-1

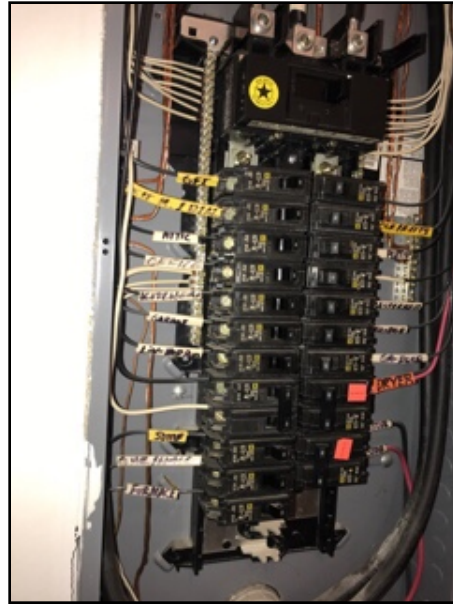


Figure 17-2



Figure 17-3



(Electrical continued)



Comment 18:  
No anti corrosive paste on service wires .

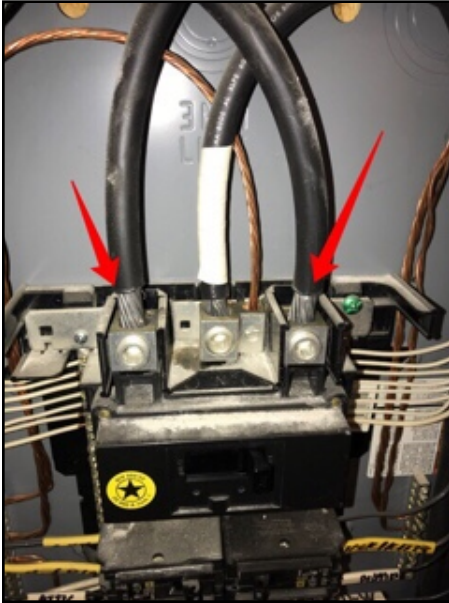


Figure 18-1



Comment 19:



Figure 19-1

# Laundry

Laundry Sink:	No
	Condition: Satisfactory
Dryer Venting:	To Exterior
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Satisfactory



Comment 20:



Figure 20-1



Figure 20-2

# Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory
Gfci:	Present Condition: Satisfactory



Comment 21:

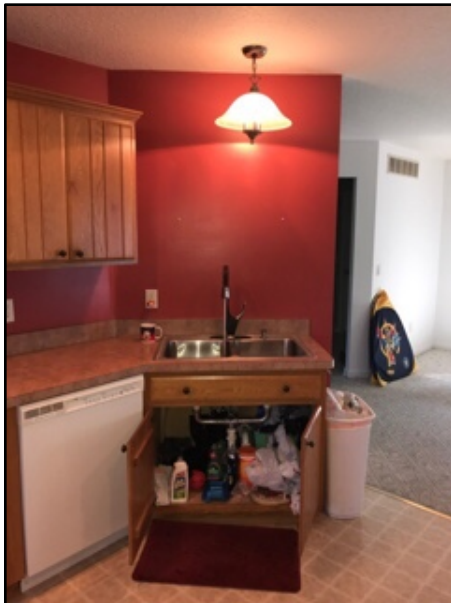


Figure 21-1



Figure 21-2

(Kitchen continued)



Figure 21-3



Figure 21-4



Figure 21-5



Figure 21-6



# Bathrooms

## Bathroom #1

Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Present Condition: Satisfactory



Comment 22:



Figure 22-1



Figure 22-2

(Bathroom #1 continued)

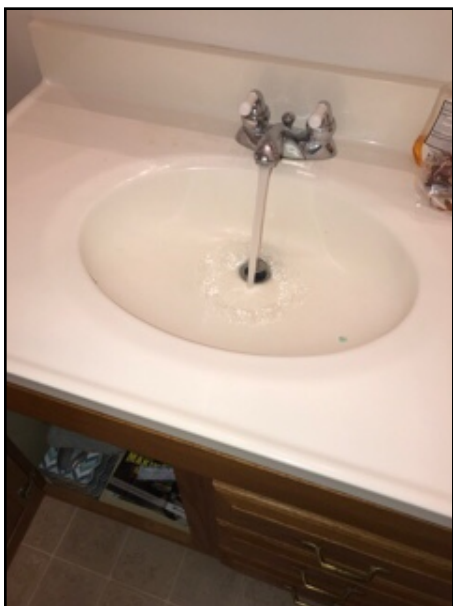


Figure 22-3



Figure 22-4



Comment 23:

Recommend sealing top of shower enclosure to prevent water intrusion behind enclosure .



Figure 23-1



Figure 23-2

(Bathroom #1 continued)



Comment 24:



Figure 24-1

## Bathroom #2

Location:	Master
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Present
	Condition: Satisfactory

(Bathroom #2 continued)



Comment 25:



Figure 25-1

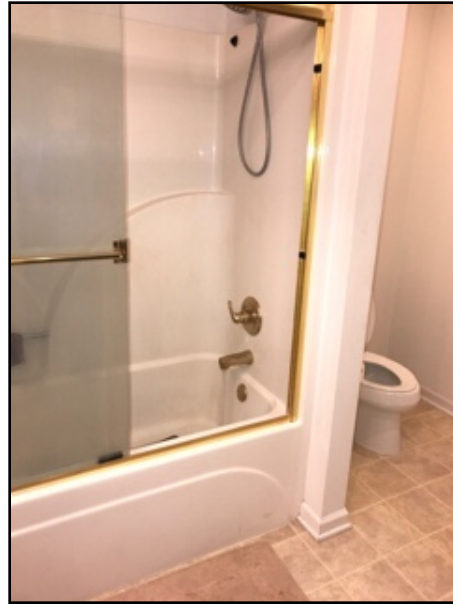


Figure 25-2



Figure 25-3

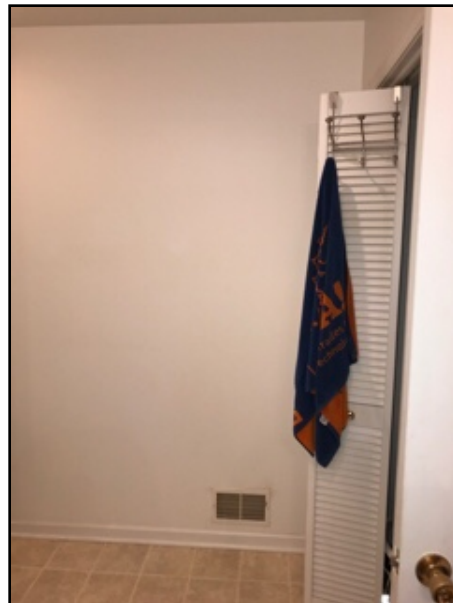


Figure 25-4

(Bathroom #2 continued)



Figure 25-5



Figure 25-6



Comment 26:  
sink is draining slow .



Figure 26-1



# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A visual inspection of Windows is made Not to determine life expectancy! Contact a licensed contractor for any issues

Floors: Carpet, Vinyl  
Condition: Satisfactory  
Walls: Painted Drywall  
Condition: Satisfactory  
Window Materials: Vinyl



Comment 27:



Figure 27-1



Figure 27-2

(Interior continued)

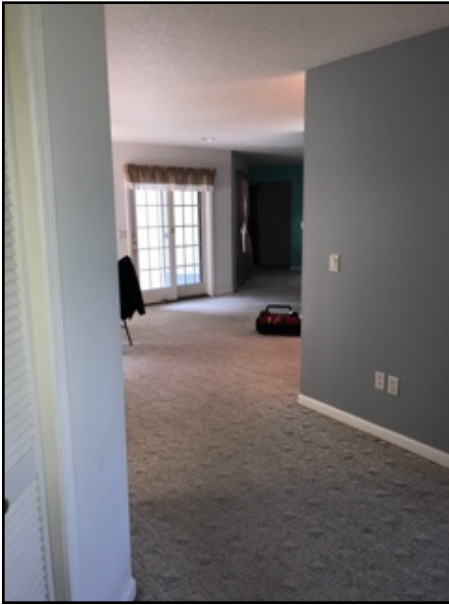


Figure 27-3

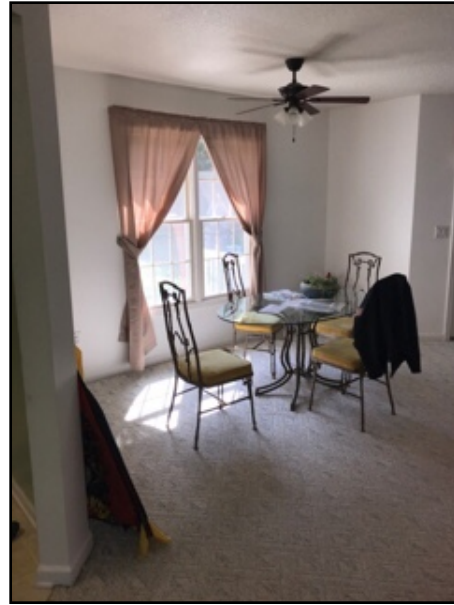


Figure 27-4



Figure 27-5

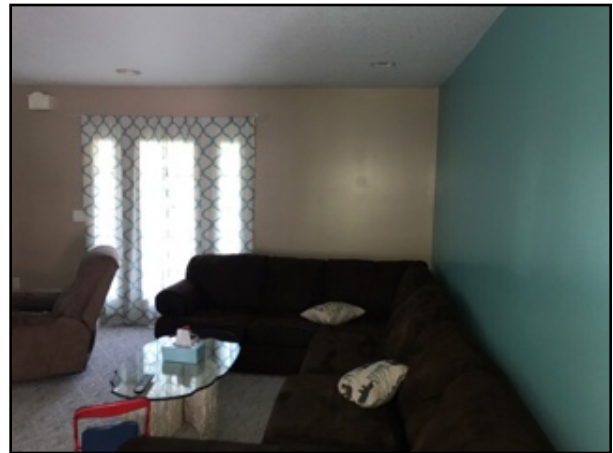


Figure 27-6

(Interior continued)

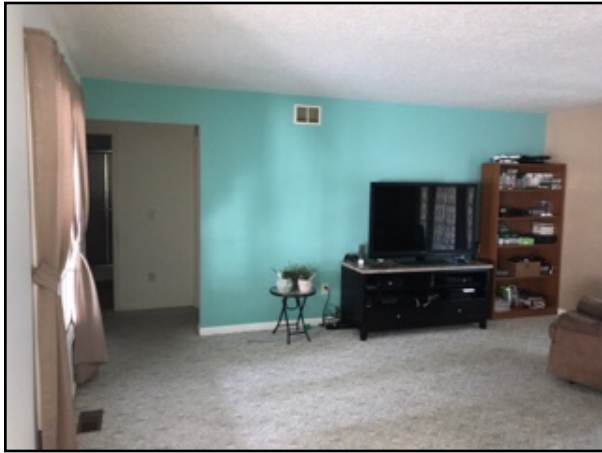


Figure 27-7



Figure 27-8

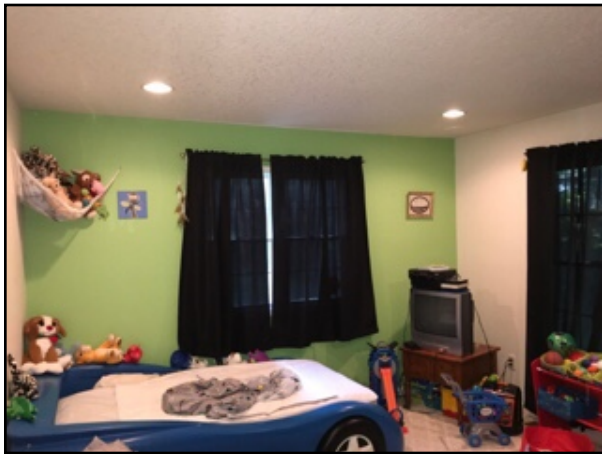


Figure 27-9

# Attic

Not all areas of attic are always safely accessible. Inspector will not walk attic if it has blown insulation and or he can't confirm solid surface to walk on.

Insulation Type:	Blown
	Condition: Satisfactory
Attic Entry Point:	Inside house
	Condition: Satisfactory
Framing Type:	Trusses
	Condition: Satisfactory
Roof Sheeting Type:	Osb
	Condition: Satisfactory
Soffit Baffles:	Present
	Condition: Satisfactory



Comment 28:



Figure 28-1



Figure 28-2



(Attic continued)



Figure 28-3



Figure 28-4



Figure 28-5



Figure 28-6

Current condition at time of inspection. Weather may change conditions



# Garage

Garage Type:	Attached
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory



Comment 29:



Figure 29-1



Figure 29-2

(Garage continued)



Figure 29-3



Figure 29-4

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Plumbing

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- 1) Sump pump on north side of crawlspace is dead .



Figure 12-1

- 2) Both sump pumps bad. Power confirmed going to pump

(Report Summary continued)



Figure 14-1



Figure 14-2

## Electrical

3) No anti corrosive paste on service wires .

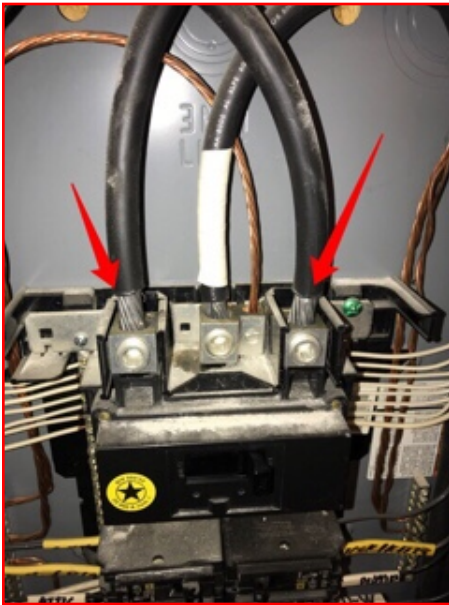


Figure 18-1

(Report Summary continued)

Bathrooms : Bathroom #1

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4) Recommend sealing top of shower enclosure to prevent water intrusion behind enclosure .



Figure 23-1



Figure 23-2



(Report Summary continued)

## Bathrooms : Bathroom #2

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5) sink is draining slow .



Figure 26-1

Thank you again for your business. Your satisfaction is our top priority please feel free to leave us feedback @ [wolverinehomeinspection.com](http://wolverinehomeinspection.com) or like us on Facebook @ [www.facebook.com/wolverinehomeinspection/](http://www.facebook.com/wolverinehomeinspection/)