

# *Westbay Building Inspections LLC*

## Property Inspection Report



121 N. Maple, Any Town, MI  
Inspection prepared for: Joe Customer  
Date of Inspection: 10/11/2018 Time: 2:30 Size: 1000 Ft/2  
Weather: Clds-54 deg

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**What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

**TERMS AND CONDITIONS**  
**READ CAREFULLY. THIS CONTRACT LIMITS LIABILITY**

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. Westbay Building Inspections LLC will provide the Client a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Westbay Building Inspections LLC shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Westbay Building Inspections LLC written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. Westbay Building Inspections LLC cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, level of rodent or pest activity or any low voltage wiring. At times, conditions may exist and may not have any visible signs to indicate its existence or severity of the problem. Such items must be disclosed by the seller of the property. Westbay Building Inspections LLC recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in additions to those set forth in the written inspection report. Westbay Building Inspections LLC inspections are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold or hazardous materials inspection.
2. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card, is due prior to the start of the visual inspection. The liability of Westbay building Inspections LLC is limited to the terms and conditions as set forth in this contract between Westbay Building Inspections LLC and the Client. Client expressly releases Westbay Building Inspections LLC from any and all claims arising out of the contract.
3. Client represents and assures Westbay Building Inspections LLC that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Westbay Building Inspections LLC from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Westbay building Inspections LLC recommends checking for permits on all additional construction performed on the property after the original construction.
4. This Report form, with its terms, conditions and disclosures, constitutes the entire agreement between Westbay Building Inspections LLC and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of Michigan. For all areas marked outside of good condition, Westbay Building Inspections LLC recommends proper attention by the appropriate licensed contractor.
5. Westbay Building Inspections LLC has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatters often change the condition of the property and no guarantees will be made by Westbay Building Inspections LLC.
6. I have read the Terms and Conditions of this inspection and accept them, and also accept the Waiver Conditions.
7. I have full authority to execute this contract. I fully understand the fact that only the original buyer on this contract shall be entitled to the information contained in the inspection report/contract.
8. Client shall be liable for Westbay Building Inspections LLC attorney's fees in the event of litigation. Any negative comments/actions reflected on/towards Westbay Building Inspections LLC shall be grounds for a slander-suit for defamation of character in Superior Court. The defamation of character suit shall be filed against the instigator of said comments/actions.
- 9. I have read and understand the terms and conditions of this contract as set forth on the front of this form. I fully understand that by acceptance and receipt of this report, I also accept the terms of this agreement.**



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 9 Item: 5	Electrical	<ul style="list-style-type: none"> <li>-Ungrounded electrical outlets - The home contained outdated, ungrounded 2 or 3-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</li> </ul>
Page 9 Item: 6	Smoke Detectors	<ul style="list-style-type: none"> <li>**SMOKE DETECTORS**</li> <li>Smoke detectors appear to be over 10 years old or non-existent. Install new smoke and carbon monoxide detectors.</li> </ul>
Bedrooms		
Page 10 Item: 5	Electrical	<ul style="list-style-type: none"> <li>-Ungrounded outlets - The home contained outdated, ungrounded 2 or 3-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.</li> </ul>
Page 10 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> <li>**Smoke Detectors**</li> <li>Smoke detectors appear to be over 10 years old or are non-existent. Install new smoke detectors prior to move-in.</li> </ul>
Heat/AC		
Page 18 Item: 1	Furnace Condition	<ul style="list-style-type: none"> <li>Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, the inspector recommends further evaluation/cleaning/adjustments by a qualified heating contractor.</li> <li>Elevated ambient Carbon Monoxide (CO) noted during tial operation. Do not use furnace until it is evaluated by a qualified heating contractor.</li> </ul>
Garage		
Page 22 Item: 2	Walls	<ul style="list-style-type: none"> <li>Wood rot noted where wood siding makes contact with soil.</li> </ul>
Roof		
Page 28 Item: 3	Chimney	<ul style="list-style-type: none"> <li>Chimney crown should be re-sealed.</li> </ul>
Page 29 Item: 5	Gutter	<ul style="list-style-type: none"> <li>Clean gutters: Significant amounts of debris evident.</li> </ul>
Attic		
Page 32 Item: 9	Chimney	<ul style="list-style-type: none"> <li>Chimney flashing is actively leaking</li> </ul>

Exterior Areas		
Page 33 Item: 2	Window Condition	• Broken crank noted at front south window.
Grounds		
Page 38 Item: 7	GFCI	• All outside outlets should be <b>GFCI</b> protected.
Page 39 Item: 9	Exterior Faucet Condition	• Outside faucets are not freeze proof. Recommend updating.

# Inspection Details

## 1. Attendance

In Attendance: Client not present

## 2. Home Type

Home Type: Detached Garage • Single Family Home

## 3. Occupancy

Occupancy: Vacant

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.



This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:

<http://www.cpsc.gov>.

It is strongly recommended that all fireplace flues be professionally examined by a qualified chimney contractor prior to closing.

### 1. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

### 2. Closets

Good	Fair	Poor	N/A	None
X				

### 3. Door Bell

Good	Fair	Poor	N/A	None
				X

### 4. Doors

Good	Fair	Poor	N/A	None
X				

### 5. Electrical

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

• -Ungrounded electrical outlets -  
 The home contained outdated, ungrounded 2 or 3-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

### 6. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:

- **\*\*SMOKE DETECTORS\*\***
- Smoke detectors appear to be over 10 years old or non existent. Install new smoke and carbon monoxide detectors.

### 7. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

### 8. Wall and Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls and ceilings noted.

Observations:

- Walls and ceilings are in serviceable condition. No major deficiencies noted.



Walls and ceilings are in serviceable condition. No major deficiencies noted.

### 9. Fireplace

Good	Fair	Poor	N/A	None
				X

### 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Floating laminate floors noted

### Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

#### 1. Locations

Locations: 2 bedrooms

#### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

#### 3. Closets

Good	Fair	Poor	N/A	None
X				

#### 4. Doors

Good	Fair	Poor	N/A	None
X				

#### 5. Electrical

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- **-Ungrounded outlets -**  
The home contained outdated, ungrounded 2 or 3-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

#### 6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Floating laminate type flooring noted.

#### 7. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- **\*\*Smoke Detectors\*\***
- Smoke detectors appear to be over 10 years old or are non-existent. Install new smoke detectors prior to move-in.

#### 8. Wall and Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Plaster walls and ceilings noted.

**Observations:**

- Walls and ceilings were in serviceable condition. No major deficiencies noted.



Walls and ceilings were in serviceable condition.  
No major deficiencies noted.



Walls and ceilings were in serviceable condition.  
No major deficiencies noted.

### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

#### 1. Locations

Locations: 1 bathroom

#### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major deficiencies observed.

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
• Plastic laminate tops noted.

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
• **GFCI** in place and operational.

#### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:  
• The bath fan was operated and no issues were found.

#### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

#### 10. Mirrors

Good	Fair	Poor	N/A	None
X				

#### 11. Plumbing

Good	Fair	Poor	N/A	None
X				



**12. Tub and Shower Condition**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Combination tub/shower noted.



Combination tub/shower noted.



Combination tub/shower noted.

**13. Enclosure/Surround**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The shower enclosure/surround was functional at the time of the inspection.

**14. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Sinks operated normally at time of inspection.



Sinks operated normally at time of inspection.

15. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:  
• Toilet was functional

### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No major deficiencies observed on kitchen cabinets.



No major deficiencies observed on kitchen cabinets.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.

#### 3. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

#### 4. Sinks

Good	Fair	Poor	N/A	None
X				





**5. Vent Condition**

Good	Fair	Poor	N/A	None
				X

**6. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Floating laminate type flooring noted.

**7. Plumbing**

Good	Fair	Poor	N/A	None
X				



**8. Electrical**

Good	Fair	Poor	N/A	None
X				

**9. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

**10. Wall and Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in paneling.

**11. Cooking Appliance Condition**

Good	Fair	Poor	N/A	None
			X	X

**12. Dishwasher**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated normally at time of inspection

### Laundry

#### 1. Dryer Vent

Good	Fair	Poor	N/A	None
X				

#### 2. Electrical

Good	Fair	Poor	N/A	None
X				

#### 3. GFCI

Good	Fair	Poor	N/A	None
				X

#### 4. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

#### 5. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appeared serviceable



Appeared serviceable

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. All steam boilers should be pressure tested by a qualified contractor. Steam leaks can be very small and not detectable by the inspector.

#### 1. Furnace Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Location: • Basement  
 Materials: Gas fired forced hot air. 1996  
 Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, the inspector recommends further evaluation/cleaning/adjustments by a qualified heating contractor.
- Elevated ambient Carbon Monoxide (CO) noted during tial operation. Do not use furnace until it is evaluated by a qualified heating contractor.



Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, the inspector recommends further evaluation/cleaning/adjustments by a qualified heating contractor.

Elevated ambient Carbon Monoxide (CO) noted during tial operation. Do not use furnace until it is evaluated by a qualified heating contractor.



Elevated ambient Carbon Monoxide (CO) noted during tial operation. Do not use furnace until it is evaluated by a qualified heating contractor.

**2. Enclosure**

Good	Fair	Poor	N/A	None
X				

**3. Venting**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • **\*\*VENTING MATERIALS\*\***  
 • Lined masonry chimney noted.

**4. Gas Piping and Valves**

Good	Fair	Poor	N/A	None
X				

**5. Refrigerant Lines**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No defects found.

**6. AC Condensing Unit**

Good	Fair	Poor	N/A	None
			X	

Compressor Type: Present  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Outside ambient temperature is too low to safely test this unit. refer to sellers disclosure on condition of **AVC** unit(s).



Outside ambient temperature is too low to safely test this unit. refer to sellers disclosure on condition of A/C unit(s).

**7. Air Supply**

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

**8. Registers/Convectors**

Good	Fair	Poor	N/A	None
X				

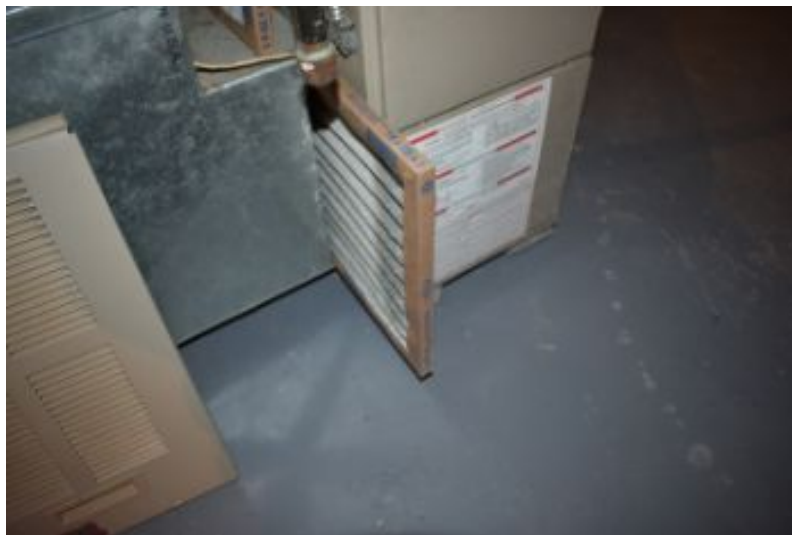
Observations:

- The visible supply duct and registers appear functional. Ductwork buried in slabs or under inaccessible floors are not assessed.

**9. Filters**

Good	Fair	Poor	N/A	None
X				

Location: Located adjacent furnace in a slot in the return air duct.



**10. Thermostats**

Good	Fair	Poor	N/A	None
X				

Observations:

- Analog, non-programmable type.
- Functional at the time of inspection.

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The combustion chamber appears to in functional condition.

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas  
 Location: The heater is located in the: • Basement  
 Observations:  
 • Functioned normally at time of inspection.

#### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional.

#### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 40 gallons

#### 8. Gas Piping and Valves

Good	Fair	Poor	N/A	None
X				

Observations:  
 • In place and serviceable.

#### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

#### 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper  
 Observations:  
 • Appears to be in satisfactory condition -- no concerns.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



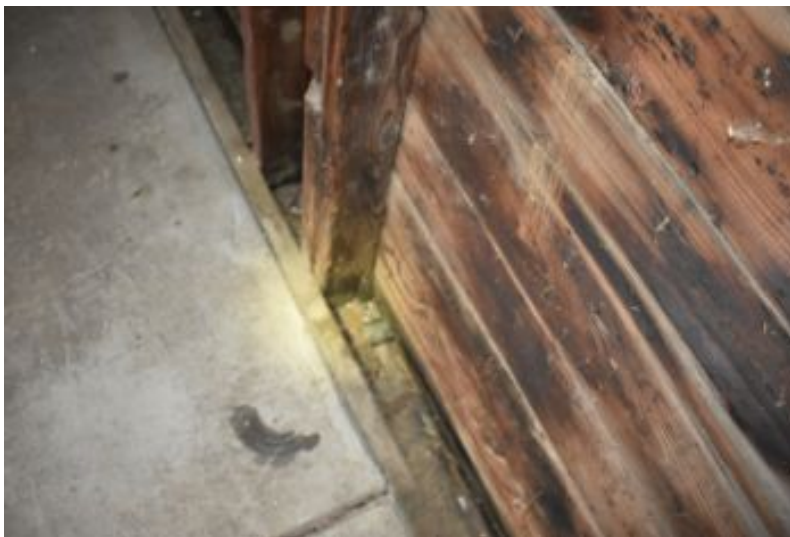
No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wood rot noted where wood siding makes contact with soil.



Wood rot noted where wood siding makes contact with soil.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Conventional rafters noted

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • In place and operational.

### 8. 240 Volt

Good	Fair	Poor	N/A	None
				X

### 9. Exterior Door

Good	Fair	Poor	N/A	None
X				

### 10. Fire Door

Good	Fair	Poor	N/A	None
			X	

### 11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' sectional door noted.  
 Observations:  
 • Door(s) appeared serviceable at time of inspection.



Door(s) appeared serviceable at time of inspection.

### 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The garage door(s) appeared functional during the inspection.



### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:  
• Chain drive opener noted.



Chain drive opener noted.

### 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:  
• Eye beam system present and operating.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • Service Panel located in Basement

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Capacity

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
			X	

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.



There is an overhead service drop noted.

There is an overhead service drop noted.

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

### 6. Fuses

Good	Fair	Poor	N/A	None
			X	

### Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof. Wood chimney enclosures are known to develop leaks. The inspector may not be able to determine if the enclosure has been leaking or if damage has occurred.

#### 1. Roof Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Roof was accessed.

Materials: Composition shingles noted.

Observations:

- Older shingles noted in fair condition. Estimated remaining serviceable life: Over 5 years.



Older shingles noted in fair condition. Estimated remaining serviceable life: Over 5 years.

Older shingles noted in fair condition. Estimated remaining serviceable life: Over 5 years.



Older shingles noted in fair condition. Estimated remaining serviceable life: Over 5 years.

### 2. Flashing

Good	Fair	Poor	N/A	None
X				

### 3. Chimney

Good	Fair	Poor	N/A	None
X	X			

**Observations:**

- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering and water intrusion
- **Chimney crown should be re-sealed.**



No chimney cap visible from inspection level. Recommend installation to prevent premature weathering and water intrusion



Chimney crown should be re-sealed.

### 4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

### 5. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Clean gutters: Significant amounts of debris evident.



Clean gutters: Significant amounts of debris evident.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Scuttle Hole located in:  
 • Bedroom closet

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Attic structure appeared to be in serviceable condition.



Attic structure appeared to be in serviceable condition.



Attic structure appeared to be in serviceable condition.



Attic structure appeared to be in serviceable condition.



Attic structure appeared to be in serviceable condition.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Fixed, roof-field exhaust vent noted.



Fixed, roof-field exhaust vent noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • most not accessible due to insulation

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Cast Iron plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in **cellulose** insulation noted.  
 Depth: Insulation averages about 10-12 inches in depth





### 9. Chimney

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Chimney flashing is actively leaking



Chimney flashing is actively leaking

Chimney flashing is actively leaking



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- **Broken crank noted at front south window.**



Broken crank noted at front south window.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood siding with wood frame construction, concrete/block foundation

Observations:

- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.

No major system safety or function concerns noted at time of inspection.

#### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

#### 5. Exterior Paint

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Readily Visible portions of foundation wall appeared serviceable and dry at the time of the inspection. See Limitations.



Readily Visible portions of foundation wall appeared serviceable and dry at the time of the inspection. See Limitations.

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Readily Visible portions of foundation wall appeared serviceable and dry at the time of the inspection. See Limitations.

2. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

3. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Support Material: Wood Main Beam/Steel support posts

### 4. Sub Flooring and Framing

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*DECKING\*\***
- Planked subfloor noted.
- **\*\*FRAMING\*\***
- Dimensional lumber wood Joists



Planked subfloor noted.

### 5. Anchoring

Good	Fair	Poor	N/A	None
X				

### 6. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*SUPPLY\*\***
- 3/4 inch Copper
- **\*\*DRAIN, WASTE, VENT\*\***
- Cast iron waste and vent pipe noted.



Cast iron waste and vent pipe noted.

3/4 inch Copper

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Septic systems are tested for functionality at the time of the inspection only, not longevity. Note: Many older septic systems are piped with Orangeburg pipe or other materials that have limited functional life. The inspector does not excavate to determine the materials used and assumes no responsibility for failed systems. Further evaluation by a qualified septic contractor is ALWAYS strongly advised.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Asphalt driveway noted.

Observations:

- Driveway in good condition for age and wear. No visible major deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

5. Steps & Handrail

Good	Fair	Poor	N/A	None
X				



6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- All outside outlets should be GFCI protected.

8. Main Gas Meter/Valve Condition

Good	Fair	Poor	N/A	None
X				

### 9. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Outside faucets are not freeze proof. Recommend updating.

### 10. Water and Sewer Observations

Good	Fair	Poor	N/A	None
X				

Materials: Municipal water supply and sewer noted



# Basement/Crawlspace

## 1. Walls and Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:

- No major deficiencies were observed at the visible portions of the structural components of the home.

## 2. Insulation

Good	Fair	Poor	N/A	None
X	X			

## 3. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*WASTE\*\*** • Appears Functional • **\*\*SUPPLY\*\*** • Appears functional.

Observations:

- Copper
- Cast Iron

## 4. Basement Electric

Good	Fair	Poor	N/A	None
X				

## 5. GFCI

Good	Fair	Poor	N/A	None
				X

## 6. Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete Slab

## 7. Finished Floor

Good	Fair	Poor	N/A	None
			X	

## 8. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- Basement was dry at time of inspection.

## 9. Sump Pump

Good	Fair	Poor	N/A	None
				X

## 10. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*JOISTS\*\***
- No visible major deficiencies noted.

## 11. Subfloor

Good	Fair	Poor	N/A	None
X				

### 12. Basement/Crawlspace Ductwork

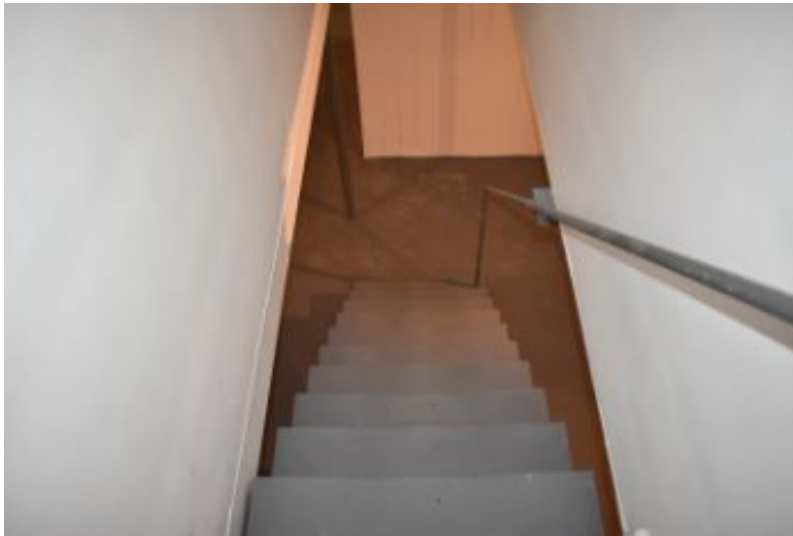
Good	Fair	Poor	N/A	None
X				

### 13. Ventilation Observations

Good	Fair	Poor	N/A	None
			X	

### 14. Stairs and Hand Rail

Good	Fair	Poor	N/A	None
X				



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.