

Inspection Report Sample Inspection

Property Address:

1000 Any Street SAMPLE CITY Michigan



Comprehensive Property Inspection LLC

Aaron Jackson 20595 Starina Drive Clinton Township, MI 48038 5868424700

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Date: 7/16/2022	Time: 12:00 PM	Report ID: 1000 Any Street
Property:	Customer:	Real Estate Professional:
1000 Any Street	Sample Inspection	
SAMPLE CITY Michigan		

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

<u>Repair or Replace (RR)</u> = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

In Attendance: Customer and their agent	Type of building: Condominium	Approximate age of building: Over 10 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Ground/Soil surface condition: Dry

Rain in last 3 days:

Yes

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61

ITEMS INSPECTED
Total number in report.

17

SUMMARY COMMENTS

Total number in report.

75

PHOTOS

Total number in report.

1. ROOFING

DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

* STYLES & MATERIALS: ROOFING

Roof Covering:

Viewed roof covering from:

3-Tab fiberglass

Ladder

ITEMS: ROOFING

1.0 ROOF COVERINGS

The roof covering has minor imperfections throughout the roof. This is responsibility of the HOA. This is for your information. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture)



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



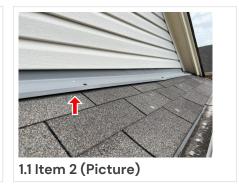
1.0 Item 3 (Picture)

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1.1 FLASHINGS

The flashing over the garage is lifted in some areas. Item 1 (Picture) Item 2 (Picture)





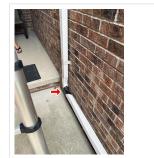
1.3 ROOF DRAINAGE SYSTEMS

□ INSPECTED

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Item 1 (Picture) Item 2 (Picture)



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. EXTERIOR

DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering. The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

STYLES & MATERIALS: EXTERIOR

Siding Style: **Siding Material: Exterior Entry Doors:**

Vinyl Steel Lap

Brick Brick veneer

Driveway: Appurtenance: Porch Concrete

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

No defects observed at the time of the inspection.



2.0 Item 1 (Picture)



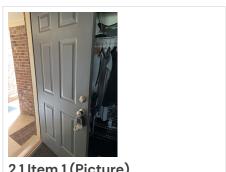
2.0 Item 2 (Picture)



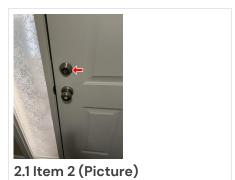
2.0 Item 3 (Picture)

2.1 DOORS (EXTERIOR)

1000 Any Street Page 7 of 39 The front door has a keyed lock on the inside. This is a fire hazard and will prevent someone from escaping. Item 1 (Picture) Item 2 (Picture)



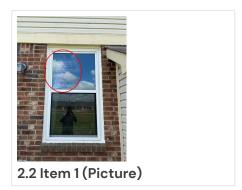




2.2 WINDOWS

☐ INSPECTED

The glazing between glass panes are failing at some windows.ltem 1 (Picture)



2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

The walkway has been repair from subsidence. Item 1 (Picture)



2.4 Item 1 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3. STRUCTURAL COMPONENTS

DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation: Floor Structure: Wall Structure:

Poured concrete 2 X 10 2 X 4 Wood

Columns or Piers: **Ceiling Structure: Roof Structure:** Steel lally columns 2 X 4 Rafters

Method used to observe attic: Attic info: Roof-Type: Gable From entry Scuttle hole

ITEMS: STRUCTURAL COMPONENTS

3.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON **BUILDING COMPONENTS.)**

INSPECTED

Evidence of minor basement flooding from the sump pump Item 1 (Picture) and the HVAC condensate line. Item 2 (Picture)

Typical settlement cracks in the concrete slab. Many homes have hairline or settlement cracks which have no effect on the function of the slab. No repairs are needed or foreseen at this time. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture)



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

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3.0 Item 4 (Picture)



3.0 Item 5 (Picture)



3.0 Item 6 (Picture)

3.1 WALLS (STRUCTURAL)

⊗ INSPECTED

No defects were observed at the time of the inspection.

3.2 COLUMNS OR PIERS

No defects were observed at the time of the inspection.



3.2 Item 1 (Picture)

3.3 FLOORS (STRUCTURAL)

⊗ INSPECTED

No defects were observed at the time of the time of the inspection.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 CEILINGS (STRUCTURAL)

⊗ INSPECTED

No defects were observed at the time of the time of the inspection.

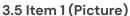
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3.5 ROOF STRUCTURE AND ATTIC

⊗ INSPECTED

No defects were observed at the time of the time of the inspection.







3.5 Item 2 (Picture)



3.5 Item 3 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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👚 4. HEATING / CENTRAL AIR CONDITIONING

DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or makeup air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

💸 STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Number of Heat Systems Heat Type: Energy Source:

Furnace Gas (excluding wood):

One

Heat System Brand: Ductwork: Filter Type:

BRYANT Non-insulated Disposable

Filter Size: Types of Fireplaces: **Operable Fireplaces:**

16x25 Vented gas logs One

Number of Woodstoves: Cooling Equipment Type: Cooling Equipment Energy

Air conditioner unit None Source:

Electricity

Number of AC Only Units: **Central Air Brand: COMFORTMAKER** One

ITEMS: HEATING / CENTRAL AIR CONDITIONING

4.0 HEATING EQUIPMENT

INSPECTED

1000 Any Street Page 12 of 39 The furnace is old but did work at time of inspection. I am unable to determine life remaining. It was manufactured in 2004. The fan for the furnace made a rattling noise while in operation. Item 1 (Picture) Item 2 (Picture)





4.0 Item 1 (Picture)

4.0 Item 2 (Picture)

4.1 NORMAL OPERATING CONTROLS

□ INSPECTED

The thermostat is loose on wall. I recommend repair or replace as needed. Item 1 (Picture)



4.2 AUTOMATIC SAFETY CONTROLS

4.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

⊗ INSPECTED

No defects were observed at the time of the time of the inspection.

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

⊗ INSPECTED

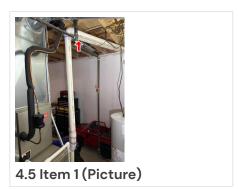
No defects were observed at the time of the time of the inspection.

4.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

⊗ INSPECTED

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The flue for the furnace is unsupported near the furnace Item 1 (Picture) and The metal tap is the wrong application for the support of the lateral portion of the flue. The metal strapping may cut into the flue over time and possibly releasing furnace exhaust into the home. Item 2 (Picture)





4.5 Item 2 (Picture)

4.7 GAS/LP FIRELOGS AND FIREPLACES

I was not able to ignite the fireplace at the time of the inspection. A note by the owner was left saying it has not been lit since 2017. I recommend a fireplace technician evaluate and make any repairs/replacements necessary.



4.7 Item 1 (Picture)

4.8 COOLING AND AIR HANDLER EQUIPMENT

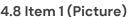
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The condenser was manufactured in 2014. Item 1 (Picture)

The coils for the condenser are dirty and clogged. I recommend cleaning to prolong the life of the condenser. This is a maintenance issue. Item 2 (Picture)

The condenser is connected to a 30-Amp breaker. Manufacturer specifications require a maximum of a 25-Amp breaker. Item 3 (Picture)







4.8 Item 2 (Picture)



4.8 Item 3 (Picture)

4.9 NORMAL OPERATING CONTROLS

☐ INSPECTED

The thermostat is loose on wall. I recommend repair or replace as needed.



4.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

No defects were observed at the time of the time of the inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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5. PLUMBING SYSTEM

DESCRIPTION

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source: Water Filters: Plumbing Water Supply (into

Public None home):

Copper

Plumbing Water Distribution Washer Drain Size: Plumbing Waste:

(inside home): 2" Diameter **PVC** Copper

Water Heater Location: Water Heater Power Source: Water Heater Capacity:

Gas (quick recovery) 40 Gallon (1-2 people) Basement

WH Manufacturer: **BRADFORD-WHITE**

ITEMS: PLUMBING SYSTEM

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

TINSPECTED

1000 Any Street Page 16 of 39 The plumbing waste line (under sink) at the Master Bath sink has a major leak. Repairs are needed. A qualified licensed plumber should repair or correct as needed. Item 3 (Picture) Item 4 (Picture)





5.0 Item 1 (Picture)

5.0 Item 2 (Picture)

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

☐ INSPECTED

The faucet loose at mount and needs securing to sink at the kitchen sink. This is a cosmetic issue and doesn't effect the function. A qualified person should repair as necessary. Item 1 (Picture)



5.1 Item 1 (Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

☐ INSPECTED

The water heater was manufactured December 2018. Item 1 (Picture)

The gas water heater needs servicing (yellow flame). A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should inspect further and repair as needed. Item 2 (Picture) Item 3 (Picture)





5.2 Item 2 (Picture)

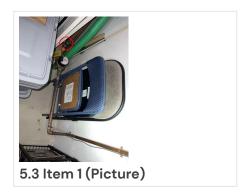
5.2 Item 3 (Picture)

5.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

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⊘ INSPECTED

The main shut off is the black knob located in the basement. This is for your information. Item 1 (Picture)



5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

⊗ INSPECTED

No defects were observed at the time of the time of the inspection.

5.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

⊗ INSPECTED

The main fuel shut off is at gas meter outside. Item 1 (Picture) Item 2 (Picture)



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)

5.6 SUMP PUMP

□ INSPECTED

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The existing sump pump uses an extension cord and should have its own GFCI outlet. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrical contractor correct. Item 1 (Picture)







5.6 Item 2 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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🏠 6. ELECTRICAL SYSTEM

B DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service Conductors: Panel Capacity:

Below ground (2) 100 AMP service panel

Electric Panel Manufacturer: Branch wire 15 and 20 AMP:

SIEMENS Copper **Panel Type:**

Circuit breakers

Wiring Methods:

Romex

ITEMS: ELECTRICAL SYSTEM

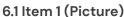
6.0 SERVICE ENTRANCE CONDUCTORS

No defects were observed at the time of the time of the inspection.

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION **PANELS**

1000 Any Street Page 20 of 39 No defects were observed at the time of the inspection.







6.1 Item 2 (Picture)



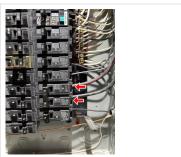
6.1 Item 3 (Picture)

- 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE
 - □ INSPECTED

The 30-Amp breaker for the HVAc needs to be changed to a 25-Amp breaker according to the manufacturers specifications. Item 1 (Picture) Item 2 (Picture)



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

- 6.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)
 - ☐ INSPECTED

1000 Any Street Page 21 of 39 There is a light fixture in the basement that was non operational at the time of the inspection. Item 1 (Picture)

2 outlets, one in the laundry room and the other in the master bedroom closet will not operate. I recommend a licensed professional electrician evaluate and replace the switches. Item 2 (Picture) Item 3 (Picture)







6.3 Item 2 (Picture)



6.3 Item 3 (Picture)

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

No defects were observed at the time of the inspection.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

⊗ INSPECTED

No defects were observed at the time of the inspection.

6.6 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

No defects were observed at the time of the inspection.

6.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

The main panel box is located at the basement. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Item 1 (Picture) Item 2 (Picture)



6.7 Item 2 (Picture)

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6.8 SMOKE DETECTORS

NOT INSPECTED, REPAIR OR REPLACE

Smoke detectors have a life of approximately 8-years. I recommend replacing ALL of them upon moving into the home for safety.

6.9 CARBON MONOXIDE DETECTORS

NOT INSPECTED, REPAIR OR REPLACE

CO detectors have a life of approximately 8-years. I recommend replacing ALL of them upon moving into the home for safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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7. INSULATION AND VENTILATION

B DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. 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.

💸 STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation: Ventilation: **Exhaust Fans:**

Gable vents Fan only Batt

Fiberglass Turbines

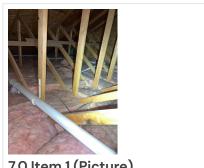
Dryer Power Source: Floor System Insulation: **Dryer Vent:**

Gas Connection NONE Metal

ITEMS: INSULATION AND VENTILATION

7.0 INSULATION IN ATTIC

No defects were observed at the time of the inspection. Item 1 (Picture) Item 2 (Picture)



7.0 Item 1 (Picture)



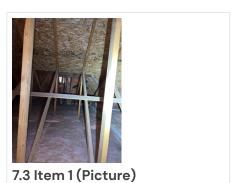
7.0 Item 2 (Picture)

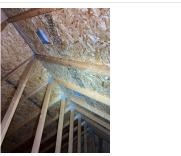
7.1 INSULATION UNDER FLOOR SYSTEM

NOT PRESENT

7.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

1000 Any Street Page 24 of 39 No defects were observed at the time of the inspection. Item 1 (Picture) Item 2 (Picture)





7.3 Item 2 (Picture)

7.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

No defects were observed at the time of the inspection.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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8. INTERIORS

B DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steamjenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise nonpermanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

STYLES & MATERIALS: INTERIORS

Wall Material: Floor Covering(s): Ceiling Materials:

Gypsum Board Gypsum Board Carpet Tile

Interior Doors: Window Manufacturer: Window Types:

UNKNOWN Hollow core Single-hung

Sliders

Cabinetry: Countertop: Wood Granite

ITEMS: INTERIORS

8.0 CEILINGS

No defects were observed at the time of the inspection.

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8.1 WALLS

⊗ INSPECTED

There is cosmetic damage on the hallway wall. This is minor and for your information. Item 1 (Picture)



8.1 Item 1 (Picture)

8.2 FLOORS

□ INSPECTED

The tiles are cracked or damaged at the main entry. This damage is considered cosmetic. I recommend repair as desired. Item 1 (Picture)

The living room floor has high and low spots. This damage is considered cosmetic and a nuisance. I recommend repair as desired. Item 2 (Picture)



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

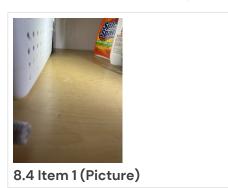
⊗ INSPECTED

No defects were observed at the time of the inspection.

8.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

□ INSPECTED

1000 Any Street Page 27 of 39 Base cabinetry in master bath is damaged for the discovered leak. This is a cosmetic issue for your information. I recommend repair or replace as necessary.



8.5 DOORS (REPRESENTATIVE NUMBER)

☐ INSPECTED

The closet door is missing at the Master Bedroom. A repair or replacement is needed. The doors are in the basement. I recommend repair as desired. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture)



8.5 Item 1 (Picture)



8.5 Item 2 (Picture)



8.5 Item 3 (Picture)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

□ INSPECTED

Two windows missing screen missing screen missing screens at the Guest Bedroom. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated Because of the extent of deterioration it is possible for some framing in wall to be deteriorated This is a small repair. I recommend repair as desired. Item 1 (Picture)



8.6 Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the

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inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9 GARAGE

STYLES & MATERIALS: GARAGE

Garage Door Type:

Garage Door Material:

Metal

CHAMBERLAIN

Auto-opener Manufacturer:

ITEMS: GARAGE

Two automatic

9.0 GARAGE CEILINGS

No defects were observed at the time of the inspection.



9.0 Item 1 (Picture)

9.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

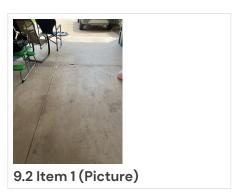
⊗ INSPECTED

No defects were observed at the time of the inspection.



9.2 GARAGE FLOOR

1000 Any Street Page 30 of 39 No defects were observed at the time of the inspection.



9.3 GARAGE DOOR (S)

⊗ INSPECTED

No defects were observed at the time of the inspection.

9.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

No defects were observed at the time of the inspection.



9.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

⊗ INSPECTED

The garage door will reverse when met with resistance.

The sensors are in place for garage door(s) and will reverse the door.

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10. BUILT-IN KITCHEN APPLIANCES

💸 STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

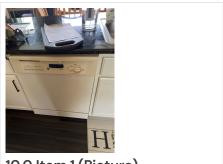
Dishwasher Brand: GENERAL ELECTRIC Range/Oven: GENERAL ELECTRIC **Built in Microwave:** GENERAL ELECTRIC

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

⊗ INSPECTED

No defects were observed at the time of the inspection.



10.0 Item 1 (Picture)

10.1 RANGES/OVENS/COOKTOPS

⊗ INSPECTED

No defects were observed at the time of the inspection.



10.4 FOOD WASTE DISPOSER

⊗ INSPECTED

No defects were observed at the time of the inspection.

10.5 MICROWAVE COOKING EQUIPMENT

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No defects were observed at the time of the inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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SUMMARY



Comprehensive Property Inspection LLC 20595 Starina Drive Clinton Township, MI 48038 5868424700

Customer

Sample Inspection

Address

1000 Any Street SAMPLE CITY Michigan

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOFING

1.3 ROOF DRAINAGE SYSTEMS

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Piller	IN	C	DE	СΤ	ED
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The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. Item 1 (Picture) Item 2 (Picture)

2. EXTERIOR

2.2 WINDOWS

☐ INSPECTED

The glazing between glass panes are failing at some windows. Item 1 (Picture)

3. STRUCTURAL COMPONENTS

3.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

INSPECTED

Evidence of minor basement flooding from the sump pump Item 1 (Picture) and the HVAC condensate line. Item 2 (Picture)

Typical settlement cracks in the concrete slab. Many homes have hairline or settlement cracks which have no effect on the function of the slab. No repairs are needed or foreseen at this time. Item 3 (Picture) Item 4 (Picture) Item 5 (Picture)

4. HEATING / CENTRAL AIR CONDITIONING

4.0 HEATING EQUIPMENT

☐ INSPECTED

The furnace is old but did work at time of inspection. I am unable to determine life remaining. It was manufactured in 2004. The fan for the furnace made a rattling noise while in operation. Item 1 (Picture) Item 2 (Picture)

- 4.1 NORMAL OPERATING CONTROLS
 - INSPECTED

The thermostat is loose on wall. I recommend repair or replace as needed. Item 1 (Picture)

4.7 GAS/LP FIRELOGS AND FIREPLACES

☐ NOT INSPECTED

I was not able to ignite the fireplace at the time of the inspection. A note by the owner was left saying it has not been lit since 2017. I recommend a fireplace technician evaluate and make any repairs/replacements necessary.

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4.9	NORMAL	OPERATING	CONTROLS
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□ INSPECTED

The thermostat is loose on wall. I recommend repair or replace as needed.

5. PLUMBING SYSTEM

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

□ INSPECTED

The plumbing waste line (under sink) at the Master Bath sink has a major leak. Repairs are needed. A qualified licensed plumber should repair or correct as needed. Item 3 (Picture) Item 4 (Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

□ INSPECTED

The water heater was manufactured December 2018. Item 1 (Picture)

The gas water heater needs servicing (yellow flame). A more thorough inspection by a qualified contractor is needed. A qualified licensed plumber should inspect further and repair as needed. Item 2 (Picture) Item 3 (Picture)

6. ELECTRICAL SYSTEM

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

☐ INSPECTED

The 30-Amp breaker for the HVAc needs to be changed to a 25-Amp breaker according to the manufacturers specifications. Item 1 (Picture) Item 2 (Picture)

6.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

□ INSPECTED

There is a light fixture in the basement that was non operational at the time of the inspection. Item 1 (Picture)

2 outlets, one in the laundry room and the other in the master bedroom closet will not operate. I recommend a licensed professional electrician evaluate and replace the switches. Item 2 (Picture) Item 3 (Picture)

6.8 SMOKE DETECTORS

NOT INSPECTED, REPAIR OR REPLACE

Smoke detectors have a life of approximately 8-years. I recommend replacing ALL of them upon moving into the home for safety.

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6.9 CARBON MONOXIDE DETECTORS

NOT INSPECTED, REPAIR OR REPLACE

CO detectors have a life of approximately 8-years. I recommend replacing ALL of them upon moving into the home for safety.

8. INTERIORS

8.2 FLOORS

INSPECTED

The tiles are cracked or damaged at the main entry. This damage is considered cosmetic. I recommend repair as desired. Item 1 (Picture)

The living room floor has high and low spots. This damage is considered cosmetic and a nuisance. I recommend repair as desired. Item 2 (Picture)

8.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

□ INSPECTED

Base cabinetry in master bath is damaged for the discovered leak. This is a cosmetic issue for your information. I recommend repair or replace as necessary.

8.5 DOORS (REPRESENTATIVE NUMBER)

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The closet door is missing at the Master Bedroom. A repair or replacement is needed. The doors are in the basement. I recommend repair as desired. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture)

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Two windows missing screen missing screens at the Guest Bedroom. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated Because of the extent of deterioration it is possible for some framing in wall to be deteriorated This is a small repair. I recommend repair as desired. Item 1 (Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation,

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move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com: Licensed To Aaron Jackson

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INVOICE

Comprehensive Property Inspection LLC 20595 Starina Drive Clinton Township, MI 48038 5868424700

Inspected By: Aaron Jackson

Inspection Date: 7/16/2022 Report ID: 1000 Any Street

Customer Info:	Inspection Property:
Sample Inspection	1000 Any Street SAMPLE CITY Michigan
Customer's Real Estate Professional:	

Inspection Fee:

Service Price Amount Sub-Total

Tax \$0.00 Total Price \$0.00

Payment Method: Cash

Payment Status: Paid At Time Of Inspection

Note: Paid

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