

Your Inspection Report

XXXXXXX XXXXX, MI XXXX



INSPECTION DATE: Friday, January 13, 2017

PREPARED BY: Dimitry Zelidman





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| SUMM | ARY | | | | | | Report | t No. 1081 | |
|---------|-------------|-----------|-----------|------------|---------|---------|------------|----------------|--------------|
| XXXXXXX | , XXXXX, MI | January 2 | 13, 2017 | | | | www | .approvedhomei | nspection.co |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |

APPENDIX REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document. <u>Priority Maintenance Items</u>

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Clogged

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage. **Implication(s)**: Chance of water damage to contents, finishes and/or structure **Location**: Throughout **Task**: Clean

WALLS \ Flashings and caulking

Condition: • Foam sealant on the exterior wall showed signs of poor installation. The Inspector recommends that an evaluation and any necessary work be performed by a qualified licensed contractor. **Location**: Right Side Exterior

WALLS \ Vinyl siding

Condition: • Discolored

Algae on building walls: Algae is often found on siding that is shaded and stays damp. While algae stains on exterior walls are principally a cosmetic concern and can be cleaned using scrubbing, mild soaps, or more aggressive TSP-substitute cleaners or detergents, there may remain a hidden problem: any building wall that stays damp and shaded may be at higher risk for hidden insect or rot damage.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • Rot

Wood trim at the home exterior exhibited severe weathering and deterioration, and needed repair at the time of the inspection. All work should be performed by a qualified licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration **Location**: Throughout

LANDSCAPING \ General

Condition: • <u>Trees or shrubs too close to building</u> Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Right Side Exterior

GARAGE \ Vehicle doors

Condition: • Damaged weather strip Recommend replacement by a qualified licensed contractor.

| SUMM | ARY | | Repor | t No. 1081 | | | | | | |
|---|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|--|
| XXXXXXX, XXXXX, MI January 13, 2017 www.approvedhomeinspectio | | | | | | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | |
| APPENDIX | REFERENCE | | | | | | | | | |
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Structure

FOUNDATIONS \ Foundation

Condition: • Typical minor cracks

Cracks that are less than 1/4-inch wide and do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern. Inspector recommends sealing and monitoring the cracks.

Implication(s): Chance of water entering building

Location: Basement

Task: Monitor

Condition: • Spalling, crumbling or broken material

Pop-outs were visible in the surfaces of the concrete foundation walls. Pop-outs are shallow, conical sections which break away from the surface of concrete. The cause appeared to be expansion of low quality aggregate used in the concrete mix from which the wall was constructed. Inspector recommends repair by a qualified licensed contractor. **Implication(s)**: Weakened structure | Chance of structural movement **Location**: Basement

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Wrong breaker for panel

Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Implication(s): Electric shock | Fire hazard

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • <u>Abandoned wires in panel</u> Implication(s): Electric shock

Condition: • <u>Anti-oxidant missing on aluminum wire</u> Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • Exposed in attics

All electrical wire splices must be enclosed in a grounded junction box. Recommend repair by a licensed electrical contractor.

Implication(s): Electric shock

Location: Attic

| SUMMARYReport No.XXXXXXX, XXXX, MIJanuary 13, 2017www.approvedhomeinspect | | | | | | | | | | t No. 108 ⁻ inspection.co | |
|---|----------|--------------------------------|----------|-----------|------------|---------|---------|------------|----------|---|--|
| Í | SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | |
| | APPENDIX | REFERENCE | | | | | | | | | |
| | DISTRIBU | DISTRIBUTION SYSTEM \ Switches | | | | | | | | | |

Condition: • Warm or hot to the touch

Two switches in the basement were overheating at the time of the inspection. This condition is a potential fire and/or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor. **Implication(s)**: Fire hazard

Location: Basement

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • THE HOME WAS TESTED FOR HIGH VOLTAGE DROPS using a line load simulator. High voltage drops are caused by undersized wires and/or overloaded circuits and/or loose wires. High voltage drops are considered a latent fire hazard, and can be damaging to some sensitive electronic devices. THE ELECTRICAL CODE STATES "…WHERE THE MAXIMUM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5 PERCENT, WILL PROVIDE REASONABLE EFFICIENCY OF OPERATION." (Sec. 210-19) Consult with a licensed master electrician for further investigation and correction. **Location**: Throughout

Heating

GAS FURNACE \ Gas burners

Condition: • Short cycling

This furnace was short-cycling (repeated start-up and shut-down) at the time of the inspection. The Inspector recommends that before the expiration of the Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort

GAS FURNACE \ Cabinet

Condition: • <u>Rust</u> Implication(s): Material deterioration | Reduced system life expectancy

GAS FURNACE \ Mechanical air filter

Condition: • Dirty

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Implication(s): Increased heating costs | Reduced comfort

GAS FURNACE \ Humidifier

Condition: • Missing pad

| SUMMARY Report No. | | | | | | | | | |
|--------------------|-------------|----------|-----------|------------|---------|---------|----------------|--------------|----------|
| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | | WWW | .approvedhomei | nspection.co | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| | | | | | | | | | |

Condition: • Leak

REFERENCE

APPENDIX

Water stains on the duct work indicate prior leak most likely do to a clogged pad. The Inspector recommends that the humidifier be serviced by a qualified HVAC contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment **Location**: Basement

GAS FURNACE \ Ducts, registers and grilles

Condition: • <u>Dirty, obstructed or collapsed</u> Inspector recommends cleaning. Implication(s): Increased heating costs | Reduced comfort Location: Throughout

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • White, powdery deposits(zinc oxide) on the exhaust flue indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Location: Attic

Condition: • Chimney walls rusting or pitting

Active leak and corrosion visible at the exhaust flue of the furnace in the attic indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced and leak repaired by a qualified HVAC contractor.

Implication(s): Chance of movement | Hazardous combustion products entering home Location: Attic

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • Exposed wiring Wiring should be enclosed within conduit. This condition is a potential shock/electrocution hazard. The Inspector recommends correction by a qualified HVAC contractor. Implication(s): Electric shock Location: Left Side Exterior

AIR CONDITIONING \ Refrigerant lines

Condition: • Insulation - missing

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort **Task**: Improve

Condition: • Poor seal at building

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an

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| SUMM | ARY | | | | | | Repor | t No. 1081 | |
|---------|-------------|-----------|-----------|------------|---------|---------|------------|----------------|--------------|
| XXXXXXX | , XXXXX, MI | January 2 | 13, 2017 | | | | www | .approvedhomei | nspection.co |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |

APPENDIX REFERENCE

appropriate sealant to prevent moisture and insect entry. Implication(s): Chance of water entering building | Chance of pests entering building Location: Left Side Exterior

Plumbing

WATER HEATER \ Hot/cold piping

Condition: • Rust

Corrosion visible on water pipes connected to this water heater appeared to be the result of dissimilar metals in contact with each other. This condition can cause galvanic corrosion. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor to help prevent further corrosion, deterioration and/or leakage made possible by this condition.

Implication(s): Leakage

WATER HEATER \ Temperature/pressure relief valve

Condition: • The Temperature/pressure relief (TPR) discharge pipe was heavily corroded. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

FIXTURES AND FAUCETS \ Faucet

Condition: • Drip, leak

The faucets at this bathroom sink leaked at its base when water was turned on. This typically indicates that a valve seal needs replacement. The Inspector recommends repair by a qualified plumbing contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure **Location**: Master Bathroom

FIXTURES AND FAUCETS \ Bathtub

Condition: • Caulking loose, missing or deteriorated

Sealant where the tub meets the wall was old and had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. The Inspector recommends maintenance by a qualified contractor. **Implication(s)**: Chance of water damage to contents, finishes and/or structure **Location**: Bathroom

FIXTURES AND FAUCETS \ Shower stall

Condition: • Grout loose, missing or deteriorated

Grout in the shower enclosure where the wall meets the floor/shower pan and the edge of the seat was deteriorated and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that this sealant be repaired by a qualified licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Master Bathroom

| SUMM | SUMMARY Report No. 1081 | | | | | | | | | | |
|--|-------------------------|----------|-----------|------------|---------|---------|------------|----------|----------|--|--|
| XXXXXXX, XXXXX, MI January 13, 2017 www.approvedhomeir | | | | | | | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | |
| APPENDIX | REFERENCE | | | | | | | | | | |

Interior

WALLS \ General

Condition: • Wall moisture, bathroom source

Thermal imaging indicated excessively high moisture levels in drywall materials in the living room. The area was directly below the master bathroom shower. (See Fixtures and faucets | Shower stall) The inspector recommends that before the expiration of your Inspection Objection Deadline an inspection be performed by a qualified contractor to identify and correct the source of moisture.

Location: Living Room

WINDOWS \ General

Condition: • The lower sash of the window in the Master Bedroom would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends repair or replacement by a qualified contractor. **Location**: Master Bedroom

Condition: • Caulking around the windows need to prevent moisture intrusion.

WINDOWS \ Glass (glazing)

Condition: • Lost seal on double or triple glazing

Condensation and stains visible on the glass of a double-pane window in the Bedroom 1 indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common. **Location**: Bedroom 1

CARPENTRY \ Cabinets

Condition: • Water damage

Cabinet exhibited severe water damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. **Location**: Kitchen

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

ROOFING

Report No. 1081



- 3. Asphalt shingles

Sloped roof flashing material: • Aluminum

4. Asphalt shingles

EXTERIOR

Report No. 1081



Description

General: • Exterior





5. Exterior



7. Exterior

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge:
• Below grade

Lot slope: • Away from building

Wall surfaces - masonry: • Brick

Wall surfaces and trim:

<u>Vinyl siding</u>

5-year Maintenance required

You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion.

Soffit and fascia: • Wood

Driveway:
 Asphalt

Walkway: • Pavers



8. Exterior

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EXTERIOR www.approvedhomeinspection.co XXXXXXX, XXXXX, MI January 13, 2017 SUMMARY ROOFING EXTERIOR INSULATION PLUMBING APPENDIX REFERENCE Deck: • Wood Porch:
 Concrete Exterior steps: • Wood

Recommendations

ROOF DRAINAGE \ Gutters

1. Condition: • Clogged

Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage. Implication(s): Chance of water damage to contents, finishes and/or structure Location: Throughout

Task: Clean



| EXTERIOR | | | | | | | Report | No. 1081 |
|--------------------|----------|-----------|------------|---------|---------|------------|----------------|--------------|
| XXXXXXX, XXXXX, MI | January | 13, 2017 | | | | www. | approvedhomeir | nspection.co |
| SUMMARY ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX REFERENCE | | | | | | | | |
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9. Clogged

WALLS \ Flashings and caulking

2. Condition: • Foam sealant on the exterior wall showed signs of poor installation. The Inspector recommends that an evaluation and any necessary work be performed by a qualified licensed contractor.

Location: Right Side Exterior



10. Right Side - Repairs

3. Condition: • Caulking missing or ineffective

Gaps at the exterior wall should be filled with an appropriate sealant to prevent moisture intrusion and insect entry. All work should be performed by a qualified contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure

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|--|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
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Location: Left Side



11. Left Side - Caulking needed

WALLS \ Vinyl siding

4. Condition: • Discolored

Algae on building walls: Algae is often found on siding that is shaded and stays damp. While algae stains on exterior walls are principally a cosmetic concern and can be cleaned using scrubbing, mild soaps, or more aggressive TSP-substitute cleaners or detergents, there may remain a hidden problem: any building wall that stays damp and shaded may be at higher risk for hidden insect or rot damage.

Location: Left side

| EXTERIOR | Report No. 1081 |
|---|--|
| XXXXXXX, XXXXX, MI January 13, 2017 | www.approvedhomeinspection.co |
| SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL | HEATING COOLING INSULATION PLUMBING INTERIOR |
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Discolored

EXTERIOR GLASS/WINDOWS \ Exterior trim

5. Condition: • Rot

Wood trim at the home exterior exhibited severe weathering and deterioration, and needed repair at the time of the inspection. All work should be performed by a qualified licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration Location: Throughout

| EXTERIOR XXXXXXX, XXXXX, MI | January | 13, 2017 | | | | www.; | Report approvedhomeir | No. 1081 spection.co |
|--------------------------------|----------|-----------|------------|---------|---------|------------|--------------------------|-------------------------|
| SUMMARY ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX REFERENCE | | | | | | | | |
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16. Right Side - Rot or insect damage

15. Left Side - Rot or insect damage



17. Right Side - Rot or insect damage

| EXTERIOR | Report No. 1081 |
|--|--|
| XXXXXXX, XXXXX, MI January 13, 2017 | www.approvedhomeinspection.co |
| SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL | HEATING COOLING INSULATION PLUMBING INTERIOR |
| APPENDIX REFERENCE | |
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| | 21. Front - Rot or insect damage |

20. Rear - Rot or insect damage

| EXTER XXXXXXXX | RIOR (, XXXXX, MI | January ² | 13, 2017 | | | | www | Repor approvedhome. | t No. 1081 inspection.co |
|-------------------|----------------------|----------------------|-----------|------------|---------|---------|------------|------------------------|-----------------------------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
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22. Rear - Rot or insect damage

LANDSCAPING \ General

6. Condition: • Trees or shrubs too close to building

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Right Side Exterior



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| XXXXXX | (, XXXXX, MI | January ? | 13, 2017 | | | | www. | approvedhomei | nspection.co |
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| PPENDIX | REFERENCE | | | | | | | | |



23. Right Side

GARAGE \ Vehicle doors

7. Condition: • Damaged weather strip Recommend replacement by a qualified licensed contractor.



Report No. 1081 STRUCTURE www.approvedhomeinspection.co XXXXXXX, XXXXX, MI January 13, 2017 ROOFING STRUCTURE COOLING INSULATION PLUMBING APPENDIX REFERENCE Description Configuration: Basement Foundation material: • Poured concrete Floor construction: • Joists • Steel columns • Subfloor - plywood Exterior wall construction: • Wood frame / Brick veneer Roof and ceiling framing: <u>Trusses</u> Oriented Strand Board (OSB) sheathing





25. OSB

26. OSB

Recommendations

FOUNDATIONS \ Foundation

8. Condition: • Typical minor cracks

Cracks that are less than 1/4-inch wide and do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. Cracks visible in the concrete foundation walls appeared to be typical shrinkage cracks that commonly develop as concrete cures. Shrinkage cracks are surface cracks and are not a structural concern. Inspector recommends sealing and monitoring the cracks.

Implication(s): Chance of water entering building

Location: Basement

Task: Monitor











STRUCTURE XXXXXXX, XXXXX, MI January 13, 2017

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|------|---------|----------|-----------|------------|---------|---------|------------|----------|
|------|---------|----------|-----------|------------|---------|---------|------------|----------|

APPENDIX REFERENCE

SUM



32. Spalling, crumbling or broken material

ELECTRICAL
XXXXXX, XXXX, MI
January 13, 2017
www.approvedhomeinspection.co

SUMMARY
ROOFING
EXTERIOR
STRUCTURE
ELECTRICAL
HEATING
COOLING
INSULATION
PLUMBING
INTERIOR

APPENDIX
REFERENCE
REFERENCE
Service entrance cable and location: • Underground aluminum.
Service size: • 150 Amps (240 Volts)
Main disconnect/service box rating: • 150 Amps

Main disconnect/service box type and location:

Breakers - basement



33. Breakers - basement



34. Breakers - basement



PLUMBING

ELECTRICAL XXXXXXX, XXXXX, MI

January 13, 2017

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INSULATION

| SUMMARY | ROOFING | E |
|----------|-----------|---|
| APPENDIX | REFERENCE | |



39. Breakers - basement

Number of circuits installed: • 26

System grounding material and type:

<u>Copper - water pipe</u>



40. Copper - water pipe

| ELEC | ELECTRICAL Report No. 1081 | | | | | | | | |
|-------------------------------------|----------------------------|--------------|---------------------|----------------------|---------------|---------|-------------------------------|----------|----------|
| XXXXXXX, XXXXX, MI January 13, 2017 | | | | | | | www.approvedhomeinspection.co | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
| Distributi | on wire mate | rial and typ | be: • <u>Copper</u> | - non-metalli | ic sheathed | | | | |
| Type and | number of o | utlets (rece | ptacles): • 🤇 | <u>Grounded - ty</u> | <u>/pical</u> | | | | |
| Smoke detectors: • Present | | | | | | | | | |
| | | | | | | | | | |

Recommendations

<u>General</u>

10. • We have tested the circuits in the home with a Branch Circuit Analyzer. By testing a representative number of outlets with this tool we are able to seek out hidden defects (shock and fire hazards) within the homes electrical system. With the analyzer we preform five individual tests. These test are as follows 1) POLARITY TEST. A check to verify all three wires in a modern outlet are present and in the correct spot. 2) GROUND IMPENDENCE TEST. A check for ground quality. The ground impendence test verifies the quality of the equipment ground back to the panel. As with voltage drop, high ground impendence can be caused by poor connections and splices or undersized wiring. Good ground line quality is critical to sensitive electronic equipment and lines carrying heavier loads. Impendence of less than 2 ohm is expected for proper shock protection. 3) LINE VOLTAGE UNDER LOAD TEST. Line voltage under load should be between 108 and 132 for proper device function. 4) VOLTAGE DROP TEST. The analyzer draws a small load on the line for a short period of time. Next it uses internal logic to calculate the percentage of voltage drop. We never actually put the full load on the line. This product will not trip breakers or put unnecessary stress on electrical lines. The load measurement is taken independently of voltage. This assures the indicated percentage of voltage drop will be correct and not read high or low due to varying line voltage. This test is an excellent way to make sure all splices and connections are tight. 5) GFCI TEST. This test checks for the presence and condition of the Ground Fault Circuit Interrupters, the anti-shock device that is now code for kitchens, baths, basements, exteriors, and garages.

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

11. Condition: • Wrong breaker for panel

Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Implication(s): Electric shock | Fire hazard

| Report | No. | 1(| 98 [.] | 1 |
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ELECTRICAL

XXXXXXX, XXXXX, MI January 13, 2017

| www.approvedhomeinspection.cc |
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PLUMBING

| SUMMARY | ROOFING |
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| APPENDIX | REFERENCE |

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41. Wrong breaker for panel

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

12. Condition: • Abandoned wires in panel Implication(s): Electric shock

42. Abandoned wires in panel

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|----------|-------------|----------|-----------|------------|-------------------------------|---------|------------|----------|----------|
| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | www.approvedhomeinspection.co | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |

13. Condition: • <u>Anti-oxidant missing on aluminum wire</u> Implication(s): Fire hazard

43. Anti-oxidant missing on aluminum wire

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

14. Condition: • Exposed in attics

All electrical wire splices must be enclosed in a grounded junction box. Recommend repair by a licensed electrical contractor.

Implication(s): Electric shock Location: Attic

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|----------|-------------|--|--|--|--|---|---|--|--|
| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | | | www. | approvedhomei | nspection.co |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
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DISTRIBUTION SYSTEM \ Switches

15. Condition: • Warm or hot to the touch

Two switches in the basement were overheating at the time of the inspection. This condition is a potential fire and/or shock/electrocution hazard. The Inspector recommends correction by a qualified electrical contractor. **Implication(s)**: Fire hazard

Location: Basement

45. Warm or hot to the touch

46. Warm or hot to the touch

| ELECTRICAL | lonuon 12, 2017 | | | | www | Repor approvedhome | t No. 1081 |
|---|--------------------|------------|---------|---------|------------|-----------------------|------------|
| SUMMARY ROOFING | EXTERIOR STRUCTURI | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX REFERENCE | | | | | | | |
| spot ~76.1 °F box max ~103 min ~67.5 | | 92.8 | | | | | |

47. Warm or hot to the touch

DISTRIBUTION SYSTEM \ Outlets (receptacles)

48. Warm or hot to the touch

16. Condition: • THE HOME WAS TESTED FOR HIGH VOLTAGE DROPS using a line load simulator. High voltage drops are caused by undersized wires and/or overloaded circuits and/or loose wires. High voltage drops are considered a latent fire hazard, and can be damaging to some sensitive electronic devices. THE ELECTRICAL CODE STATES "…WHERE THE MAXIMUM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET DOES NOT EXCEED 5 PERCENT, WILL PROVIDE REASONABLE EFFICIENCY OF OPERATION." (Sec. 210-19) Consult with a licensed master electrician for further investigation and correction. **Location**: Throughout

49. Bedroom 2 - 9.6% drop

50. Master Bedroom - 20.6% drop

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PLUMBING

ELECTRICAL XXXXXXX, XXXXX, MI

January 13, 2017

| SUMMARY | ROOFING |
|----------|----------|
| APPENDIX | REFERENC |

REFERENCE

| R | STRUCTURE | ELEC |
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51. Basement - 6.1% drop

53. Office - 11.8% drop

52. Second Floor Bathroom 7% drop

54. Bedroom 3 - 18.1% drop

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ELECTRICAL XXXXXXX, XXXXX, MI

January 13, 2017

| SUMMARY | ROOFIN |
|----------|---------|
| APPENDIX | REFEREN |

REFERENCE

STRUCTURE

PLUMBING

55. Bedroom 3 - 7.2% drop

57. Basement - 10.1% drop

56. Bedroom 2 - 7.9% drop

58. Kitchen - 6% drop

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|------------------------------|---------------------------------|---------------------|-----------------------|------------|---------|---------|-----|-------------------------------------|--|
| APPENDIX | REFERENCE | | | | | | | | |
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61. Dinette - 6.5% drop

60. Family Room - 18.9% drop

EXTECH

62. Office - 22.7% drop

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ELECTRICAL XXXXXXX, XXXXX, MI

January 13, 2017

| SUMMARY | ROOFIN |
|----------|---------|
| APPENDIX | REFEREN |

REFERENCE

PLUMBING

63. Basement Bedroom - 6.8% drop

65. Basement - 7.7% drop

64. Bedroom 1 - 13.8% drop

66. Office 13% drop

| Report | No. | 10 |)81 |
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ELECTRICAL XXXXXXX, XXXXX,

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| SUMMARY | ROOFIN |
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| APPENDIX | REFEREN |

REFERENCE

7

STRUCTURE

PLUMBING

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67. Master Bedroom - 23.3% drop

69. Hallway - 7.6% drop

68. Powder Room - 7% drop

70. Office - 16.2% drop
| ELEC | TRICAL | | | | | | | Repor | t No. 1081 |
|----------|--------------|----------|-----------|------------|---------|---------|------------|----------------|--------------|
| xxxxxx | K, XXXXX, MI | January | 13, 2017 | | | | www | .approvedhomei | nspection.co |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
| | ſ | EXTECH | | | | | | | |

71. Bedroom 1 - 19.3% drop





73. Kitchen - 7.2% drop



74. Carrier

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HEATING XXXXXXX, XXXXX, MI January 13, 2017

STRUCTURE

HEATING

SUMMARY APPENDIX

REFERENCE



76. Carrier



78. Carrier

Heat distribution: • Ducts and registers Approximate capacity: • <u>110,000 BTU/hr</u> Efficiency: • Conventional



77. Carrier



79. Carrier

HEATING XXXXXXX, XXXXX, MI

January 13, 2017

HEATING

www.approvedhomeinspection.co

SUMMARY ROOFING APPENDIX

REFERENCE

Exhaust venting method: • Forced draft

Approximate age: • <u>17 years</u>

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

STRUCTURE

Main fuel shut off at:

Basement



80. Basement

Fireplace/stove: • Gas fireplace

Chimney/vent: • Metal

Chimney liner: • Metal

Carbon monoxide test:

• 0 parts per million - approximate

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PLUMBING

| | | NG (, XXXXX, MI | January | 13, 2017 | | | | www |
|---|---------|--------------------|----------|-----------|------------|---------|---------|------------|
| | SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION |
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81. 0 parts per million - approximate

Combustion air source: • Interior of building

Humidifiers:

<u>Trickle/cascade type</u>



82. Trickle/cascade type

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|----------|--------------------|----------|-----------|------------|---------|---------|------------|-----------------------|------------|--|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | |
| APPENDIX | REFERENCE | | | | | | | | | |
| Recom | Recommendations | | | | | | | | | |

GAS FURNACE \ Gas burners

17. Condition: • Short cycling

This furnace was short-cycling (repeated start-up and shut-down) at the time of the inspection. The Inspector recommends that before the expiration of the Inspection Objection Deadline you have this furnace serviced by a qualified HVAC contractor.

Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort

GAS FURNACE \ Cabinet

18. Condition: • Rust

Implication(s): Material deterioration | Reduced system life expectancy







83. Rust

GAS FURNACE \ Mechanical air filter

19. Condition: • Dirty

The air filter for this furnace was dirty and should be changed. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Implication(s): Increased heating costs | Reduced comfort

Report No. 1081

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PLUMBING

HEATING

I January 13, 2017

XXXXXXX, XXXXX, MI Janu

| SUMMARY | ROOFI |
|---------|-------|
| | |

APPENDIX

ROOFING REFERENCE

GAS FURNACE \ Humidifier 20. Condition: • Missing pad



HEATING

85. Dirty



86.

Report No. 1081

| HEATI | NG | | | | | | | | |
|----------|--------------|----------|-----------|--------------------|---------|---------|------------|----------|----------|
| XXXXXXX | K, XXXXX, MI | January | 13, 2017 | www.approvedhomeir | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |

21. Condition: • Leak

Water stains on the duct work indicate prior leak most likely do to a clogged pad. The Inspector recommends that the humidifier be serviced by a qualified HVAC contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment **Location**: Basement



| HEATING | |
|-----------------|----|
| XXXXXXX, XXXXX, | MI |

REFERENCE

SUMMARY

APPENDIX

January 13, 2017

STRUCTURE

HEATING

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87. Leak

GAS FURNACE \ Ducts, registers and grilles

22. Condition: • Dirty, obstructed or collapsed Inspector recommends cleaning. Implication(s): Increased heating costs | Reduced comfort Location: Throughout



88. Dirty



89. Dirty

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|---|-----------|----------|-----------|------------|---------|---------|------------|---------------|----------|
| XXXXXXX, XXXXX, MI January 13, 2017 www.approvedhomeinspr | | | | | | | | inspection.co | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |

CHIMNEY AND VENT \ Metal chimney or vent

23. Condition: • White, powdery deposits(zinc oxide) on the exhaust flue indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced by a qualified HVAC contractor.

Location: Attic



90. Zinc oxide

24. Condition: • Chimney walls rusting or pitting

Implication(s): Chance of movement | Hazardous combustion products entering home Location: Exterior

| HEATI | NG K, XXXXX, MI | January | 13, 2017 | Report www.approvedhomein | | | | | |
|----------|--------------------|-----------|--------------|------------------------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
| | R | usting an | nd/or pittin | g metal cl | nimneys | | | | |





91. Chimney walls rusting or pitting

25. Condition: • Chimney walls rusting or pitting

Active leak and corrosion visible at the exhaust flue of the furnace in the attic indicated the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. The Inspector recommends that the furnace be serviced and leak repaired by a qualified HVAC contractor.

Implication(s): Chance of movement | Hazardous combustion products entering home Location: Attic



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COOLING & HEAT PUMP

XXXXXX, XXXX, MI January 13, 2017 www.approvedhomeinspection.co summary Roofing Exterior Structure Electrical Heating Cooling Insulation Plumbing Interior APPENDIX REFERENCE Description

Air conditioning type: • Air cooled

Manufacturer:

Goodman



95. Goodman

Cooling capacity: • 2.5 Tons

Compressor type:

Electric



96. Goodman

| COOL | I NG & HE (, XXXXX, MI | EAT PU January | MP 13, 2017 | | | www. | Repor approvedhome | inspection.co | |
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| SUMMARY | ROOFING | EXTERIOR | STRUCTURE ELECTR | CAL HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | Ì |
| APPENDIX | REFERENCE | | | | | | | | |
| | | | 97. | | | | | | |

Compressor approximate age: • 12 years Typical life expectancy: • 12 to15 years

Refrigerant Type: • R-410A

Limitations

Inspection limited/prevented by:
 Low outdoor temperature

Recommendations

AIR CONDITIONING \ Compressor

26. Condition: • Exposed wiring Wiring should be enclosed within conduit. This condition is a potential shock/electrocution hazard. The Inspector recommends correction by a qualified HVAC contractor. Implication(s): Electric shock Location: Left Side Exterior

COOLING & HEAT PUMP

| XXXXXXX | K, XXXXX, MI | January | 13, 2017 | | | | WWW | .approvedhome | inspection.co |
|----------|--------------|----------|-----------|------------|---------|---------|------------|---------------|---------------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
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98.

AIR CONDITIONING \ Refrigerant lines

27. Condition: • Insulation - missing

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort **Task**: Improve

COOLING & HEAT PUMP

| XXXXXXX | K, XXXXX, MI | January | 13, 2017 | | www.approvedhomeinspection | | | | |
|----------|--------------|----------|-----------|------------|----------------------------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |



Report No. 1081





99. Goodman

100. Goodman

Report No. 1081

COOLING & HEAT PUMP

| XXXXXXX | K, XXXXX, MI | January | January 13, 2017 | | | | | www.approvedhomeinspection.co | | | |
|----------|--------------|----------|------------------|------------|---------|---------|------------|-------------------------------|----------|--|--|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | |
| APPENDIX | REFERENCE | | | | | | | | | | |

28. Condition: • Poor seal at building

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.

Implication(s): Chance of water entering building | Chance of pests entering building **Location**: Left Side Exterior



101.

Report No. 1081

INSULATION AND VENTILATION

STRUCTURE ELECTRICAL

XXXXXXX, XXXXX, MI January 13, 2017

SUMMARY

ROOFING

APPENDIX

REFERENCE

Description

Attic/roof insulation material:

Glass fiber



102. Glass fiber



103. Glass fiber



104. Glass fiber

Attic/roof insulation amount/value: • R-32

Attic/roof ventilation:

Soffit vent





<u>Ridge vent</u>

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INSULATION

INSULATION AND VENTILATION XXXXXXX, XXXXX, MI January 13, 2017

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|----------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| APPENDIX | REFERENCE | | | | | | | | |
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106.

Attic/roof air/vapor barrier: • Not visible

Wall insulation material: • Glass fiber

Floor above basement/crawlspace insulation material: • Glass fiber

| PLUMBING | | | | Report | t No. 1081 |
|--|------------|---------|------------|----------------|--------------|
| XXXXXXX, XXXXX, MI January 13, 2017 | | | www | .approvedhomei | nspection.co |
| SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRIC | AL HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX REFERENCE | | | | | |
| Description | | | | | |
| Water supply source: • Private | | | | | |
| Service piping into building: • Copper | | | | | |
| Supply piping in building: • Copper | | | | | |
| Main water shut off valve at the: Basement | | | | | |
| | | | | | |

107. Basement

Water flow and pressure: • Functional

Water heater type: • Conventional

Water heater fuel/energy source: • Gas

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

Bradford White

Report No. 1081

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PLUMBING

PLUMBING /1 January 13, 2017

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| SUMMARY | ROOFING |
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| APPENDIX | REFERENC |









110. Bradford White



112. Bradford White

109. Bradford White



111. Bradford White



113. Bradford White

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PLUMBING XXXXXXX, XXXXX, MI

REFERENCE

APPENDIX

January 13, 2017

| JMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING |
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114. Bradford White

Tank capacity: • <u>40 gallons</u>

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • Public

Waste and vent piping in building: • <u>PVC plastic</u>

Pumps:

• <u>Sump pump</u>

| PLUM | LUMBING Report No. 1081 | | | | | | | | | | | |
|----------|-------------------------|----------|-----------|------------|---------|---------|-------------------------------|----------|----------|--|--|--|
| XXXXXXX | K, XXXXX, MI | January | 13, 2017 | | | | www.approvedhomeinspection.co | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | | |
| APPENDIX | REFERENCE | | | | | | | | | | | |
| | | | 115 | Sump pump | | | | | | | | |

Floor drain location: • Near heating system

Gas piping: • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the:

Basement

| PLUMBING XXXXXXX, XXXXX, MI | January 13, 2017 | Report No. 1081 www.approvedhomeinspection.co | | | |
|---------------------------------------|-------------------------------|--|------------|----------|----------|
| SUMMARY ROOFING APPENDIX REFERENCE | EXTERIOR STRUCTURE ELECTRICAL | HEATING COOLING | INSULATION | PLUMBING | INTERIOR |
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WATER HEATER \ Hot/cold piping

Recommendations

29. Condition: • Rust

Corrosion visible on water pipes connected to this water heater appeared to be the result of dissimilar metals in contact with each other. This condition can cause galvanic corrosion. The Inspector recommends installation of a dielectric union by a qualified plumbing contractor to help prevent further corrosion, deterioration and/or leakage made possible by this condition.

116. Basement

Implication(s): Leakage

| PI UMBING | | | | | | Repor | t No. 1081 | |
|--------------------|--------------------|------------|-------------------------------|---------|------------|----------|------------|--|
| XXXXXXX, XXXXX, MI | January 13, 2017 | | www.approvedhomeinspection.co | | | | | |
| SUMMARY ROOFING | EXTERIOR STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | |
| APPENDIX REFERENCE | | | | | | | | |
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117. Galvanic corrosion

WATER HEATER \ Temperature/pressure relief valve

30. Condition: • The Temperature/pressure relief (TPR) discharge pipe was heavily corroded. The Inspector recommends correction by a qualified HVAC or plumbing contractor.

119.

118. Galvanic corrosion

120.

| PLUM | PLUMBING Report No. 1081 | | | | | | | | | | | |
|----------|--------------------------|----------|-----------|------------|---------|---------|-------------------------------|----------|----------|--|--|--|
| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | | | www.approvedhomeinspection.co | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | | |
| APPENDIX | REFERENCE | | | | | | | | | | | |
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FIXTURES AND FAUCETS \ Faucet

31. Condition: • Drip, leak

The faucets at this bathroom sink leaked at its base when water was turned on. This typically indicates that a valve seal needs replacement. The Inspector recommends repair by a qualified plumbing contractor. **Implication(s)**: Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

| PLUMBING | | | Report No. 1081 | | | | | |
|--------------------|--------------------|------------|-----------------|---------|------------|----------------|--------------|--|
| XXXXXXX, XXXXX, MI | January 13, 2017 | | | | WWW | .approvedhomei | nspection.co | |
| SUMMARY ROOFING | EXTERIOR STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | |
| APPENDIX REFERENCE | | | | | | | | |
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122. Drip, leak

FIXTURES AND FAUCETS \ Bathtub

32. Condition: • Caulking loose, missing or deteriorated

Sealant where the tub meets the wall was old and had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. The Inspector recommends maintenance by a qualified contractor. Implication(s): Chance of water damage to contents, finishes and/or structure Location: Bathroom

123. Drip, leak

| PLUMBING | | | | | | | | Repor | t No. 1081 | | | |
|-------------------------------------|-----------|----------|-----------|------------|---------|---------|-------------------------------|----------|------------|--|--|--|
| XXXXXXX, XXXXX, MI January 13, 2017 | | | | | | | www.approvedhomeinspection.co | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | | |
| APPENDIX | REFERENCE | | | | | | | | | | | |
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124. Caulking loose, missing or deteriorated

125. Caulking loose, missing or deteriorated

FIXTURES AND FAUCETS \ Shower stall

33. Condition: • Grout loose, missing or deteriorated

Grout in the shower enclosure where the wall meets the floor/shower pan and the edge of the seat was deteriorated and may allow moisture intrusion of the wall/floor structure. The Inspector recommends that this sealant be repaired by a qualified licensed contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure **Location**: Second Floor Master Bathroom



126. Grout loose, missing or deteriorated

| PLUM | BING | | | | | | | Report | No. 1081 |
|----------|-------------|----------|-----------|------------|---------|---------|------------|----------------|--------------|
| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | | | www | approvedhomeir | nspection.co |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |
| | | | | | | | | | |



128. Grout loose, missing or deteriorated



129. Grout loose, missing or deteriorated

Report No. 1081 INTERIOR www.approvedhomeinspection.co XXXXXXX, XXXXX, MI January 13, 2017 ROOFING COOLING INSULATION PLUMBING INTERIOR APPENDIX REFERENCE Description Major floor finishes: • Carpet • Hardwood • Ceramic Major wall and ceiling finishes: • Plaster/drywall Windows: • Single/double hung • Sliders Glazing: • Double Exterior doors - type/material: • Hinged

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Gas piping

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Recommendations

WALLS \ General

34. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

Location: Basement





131. Basement

130. Basement

35. Condition: • Ceiling voids near exterior walls

Thermal imaging indicated that ceiling insulation thickness is less near exterior walls. This is common in roof assemblies that have soffit and ridge vent systems designed to ventilate attic spaces and which require room for airflow above exterior walls. Lower insulation levels will result in greater heat loss through these areas. **Location**: Master Bedroom

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INTERIOR XXXXXXX, XXXXX, MI January 13, 2017

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|----------|-----------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| APPENDIX | REFERENCE | | | | | | | | |



132.



134.



133.



135.

36. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

Location: Master Bedroom



137.

37. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs. Location: Laundry Area







38. Condition: • Heat movement around doors

Thermal imaging indicated significant heat movement around exterior doors, indicating that gaps between the door jambs and the framed openings were not well insulated at the time of original installation. Improved performance of the home thermal envelope would involve installation of thermal insulation at these gaps. Consider consulting with a qualified contractor to discuss options and costs for improvement. **Location**: Dinette





39. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

| INTERIOR XXXXXXX, XXXXX, MI | January 13, 2017 | | | | www. | Repor approvedhome | t No. 1081 |
|--------------------------------|--------------------|------------|------------------------------------|---------------------|------------|-----------------------|------------|
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| | | | spot 61 box max 65 min 52 | .9 °F .3 .0 F | • | - | 65.9 |

145.

144.

40. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

Location: Office







146.

| | Report No. 1081 | | | | | | | |
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| XXXXXXX, XXXXX, MI January 13, 2017 | | www.approvedhomeinspection.co | | | | | | |
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| spot 62.8 °F 74.6 box rax 72.0 rax min 52.7 F F it it it it 148 148 148 | | | | | | | | |



41. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

Location: Living Room







150.

42. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs. **Location**: Basement Bedroom


152. Basement bedroom

153. Basement Bedroom

43. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.





154.





44. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs. **Location**: Kitchen

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| 100 | spot 63.5 °F box max 65.3 min 46.2 | 65.9 | | | | | |

157.

45. Condition: • Voids in exterior walls

Thermal imaging indicated that insulation in the exterior walls has sagged, creating voids in the upper portions of wall cavities. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.





159.

158.

46. Condition: • Ceiling voids near exterior walls

Thermal imaging indicated that ceiling insulation thickness is less near exterior walls. This is common in roof assemblies that have soffit and ridge vent systems designed to ventilate attic spaces and which require room for airflow above exterior walls. Lower insulation levels will result in greater heat loss through these areas, and a greater potential for the development of roof ice dams in climates with winter snowfall. **Location**: Master Bathroom

| |)R (XXXX, MI | January | 13, 2017 | | | | www. | approvedhome | inspection.co |
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| spot 67. box max 71. min 59. | 5 °F | * | | 70.5 | | | | | |



47. Condition: • Ceiling voids near exterior walls

Thermal imaging indicated that ceiling insulation thickness is less near exterior walls. This is common in roof assemblies that have soffit and ridge vent systems designed to ventilate attic spaces and which require room for airflow above exterior walls. Lower insulation levels will result in greater heat loss through these areas, and a greater potential for the development of roof ice dams in climates with winter snowfall.

Location: Master Bathroom







162.

48. Condition: • Ceiling voids near exterior walls

Thermal imaging indicated that ceiling insulation thickness is less near exterior walls. This is common in roof assemblies that have soffit and ridge vent systems designed to ventilate attic spaces and which require room for airflow above exterior walls. Lower insulation levels will result in greater heat loss through these areas, and a greater potential for the development of roof ice dams in climates with winter snowfall.

Location: Master Bathroom

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165.

49. Condition: • Ceiling voids

Thermal imaging indicated that insulation in areas of the attic was disturbed and does not provide full coverage. These areas will experience greater heat movement through the walls than portions of the walls with intact insulation. This condition will increase heating and cooling costs.

Location: Bedroom 2







166.

50. Condition: • Wall moisture, bathroom source

Thermal imaging indicated excessively high moisture levels in drywall materials in the living room. The area was directly below the master bathroom shower. (See Fixtures and faucets | Shower stall) The inspector recommends that before the expiration of your Inspection Objection Deadline an inspection be performed by a qualified contractor to identify and correct the source of moisture.

Location: Living Room





FLOORS \ Wood/laminate floors

51. Condition: • Water damage to the wood floor in the hallway. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.





WINDOWS \ General

52. Condition: • The lower sash of the window in the Master Bedroom would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends repair or replacement by a qualified contractor.

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| Location: Master Bedroo | om | | | | | | | | - |
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53. Condition: • Moss growth on the bottom track, condensation and stains visible on the glass of a double-pane window in Bedroom 2 and 3 indicated a loss of thermal integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common.

Location: Bedroom 3





172. Bedroom 2

173. Bedroom 3

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174. Bedroom 3

54. Condition: • Caulking around the windows need to prevent moisture intrusion.



175. Living Room



176. Living Room



| INTER | IOR K, XXXXX, MI | January | 13, 2017 | | | | www | approvedhomei | nspection.co |
|----------|---------------------|----------|-----------|------------|---------|---------|------------|---------------|--------------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
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integrity. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. Replacement is more common. **Location**: Bedroom 1



180. Lost seal on double or triple glazing

CARPENTRY \ Cabinets

56. Condition: • Water damage

Cabinet exhibited severe water damage. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement. **Location**: Kitchen



181. Water damage

GARAGE \ General

57. Condition: • Prior repair not done by a licensed contractor. Recommend improvement.

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PLUMBING

INTERIOR XXXXXXX, XXXXX,

REFERENCE

SUMMARY

APPENDIX

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INSULATION

INTERIOR



182.

STRUCTURE ELECTRICAL

END OF REPORT

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| XXXXXXX | , XXXXX, MI | January | 13, 2017 | | | | www | .approvedhomei | nspection.co | | | | | |
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR | | | | | |
| APPENDIX | REFERENCE | | | | | | | | | | | | | |
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The Human Factor

Dear Future Home-Owner,

Thank you again for bringing us into your home-buying process and letting us help you through this time. We hope as you go over the report and the house during your decision that you will keep a few practical things in mind. Simply, our inspectors are human and do make errors on rare occasion. As you consider the following factors, know that we will seek to make the situation right and your experience with us a successful one.

Intermittent or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We May Miss Some Minor Things:

It is subjective to say what can be considered a major or minor issue. It might seem inconsistent that some minor problems are identified, but not others. But the truth is that the minor problems that are identified are often discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problem. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

'Last-Man-In' Theory & 'Most Recent Advice' Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the 'last-man-in' theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-

| | N DIX K, XXXXX, MI | January ⁻ | 13, 2017 | | | | www | Repor approvedhome. | t NO. 1081 |
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roof the entire house for more money, and reduce the likelihood of a callback. Additionally, it is natural for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first-man-in" and consequently it is our advice that is often disbelieved.

Most Contractors Do Not Understand the Standards of Practice.

All of our inspections are conducted in accordance with the Standards of Practice of The International Association of Certified Home Inspectors. It specifically states what is included and excluded from the standard home inspection and most contractos do not fully realize the scope and limitations of a 'Standard Home Inspection'.

The Wisdom of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

Long Look:

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists:

We are generalists; we are not directly specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look:

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a home with serious issues. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

4004

Report No. 1081 REFERENCE LIBRARY www.approvedhomeinspection.co XXXXXXX, XXXXX, MI January 13, 2017 SUMMARY ROOFING COOLING PLUMBING APPENDIX REFERENCE The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system. 01. ROOFING, FLASHINGS AND CHIMNEYS (\gg) 02. EXTERIOR (>> (\gg) 03. STRUCTURE 04. ELECTRICAL 05. HEATING (>>) (\gg) 06. COOLING/HEAT PUMPS (\mathbf{x}) 07. INSULATION (\mathbb{N}) 08. PLUMBING (\gg) 09. INTERIOR (\gg) **10. APPLIANCES 11. LIFE CYCLES AND COSTS** >>> **12. SUPPLEMENTARY** Asbestos Radon Urea Formaldehyde Foam Insulation (UFFI) Lead Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

13. HOME SET-UP AND MAINTENANCE

14. MORE ABOUT HOME INSPECTIONS