

Traverse City Home Inspections, LLC

Your Property Inspection Report



, Sample City , MI
Inspection prepared for: Sample Inspection
Real Estate Agent: -

Date of Inspection: 7/16/2019 Time: 5:00 pm
Order ID: 3896

Inspector: Tim Evans
InterNachi Certification #13021917
Phone: 231-499-3256
Email: traversecityhomeinspections@gmail.com
traversecityhomeinspections.com



We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Summary of Items of Concern

On this page you will find, in **GREEN**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **GREEN** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

| Exterior Areas | | |
|------------------------------|-------------|---|
| Page 5 Item: 1 | Roof | Multiple deficiencies observed/maintenance needed on the Roof. See body of report for additional comments and photos., We recommend an evaluation/repair by a qualified roofer to prevent possible roof leaks and to have the roofer further evaluate entire roof prior to closing. |
| Page 15 Item: 4 | Siding | <ul style="list-style-type: none"> • Slight decay observed at SW corner of NE deck. • Decayed log tail observed on underside of upper NW deck. • Decayed base of corner beam observed at NW corner of home. • Slight decay observed in log tail at upper SW corner of S entry patio. |
| Page 28 Item: 9 | Outbuilding | <ul style="list-style-type: none"> • Outbuilding service panel: Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire. |
| Garage, Basement & Attic | | |
| Page 41 Item: 2 | Basement | <ul style="list-style-type: none"> • North east storage room near crock: concrete floor has water staining with hard water deposits. Although the area was dry during inspection this is an indication of repeated wetting. We recommend consulting with seller for history of water intrusion |
| Electric, Heat, Water Heater | | |

| | | |
|-------------------|--------------------|--|
| Page 46 Item: 2 | HVAC Unit | <ul style="list-style-type: none">• Furnace service dating is over one year ago, or is unable to be determined. There are areas which cannot be seen without specialized equipment and training, such as the heat exchanger. This is why furnace specialists recommend a complete inspection annually. We recommend consulting with seller for history of furnace maintenance performed. If furnace has not been serviced within the last 12 months, we highly recommend having unit inspected by a certified HVAC technician prior to closing to ensure proper function and safety. |
| Interior Features | | |
| Page 54 Item: 2 | Bath | <ul style="list-style-type: none">• Leak observed below faucet, we recommend sealing. |
| Page 56 Item: 3 | Bath #2 | <ul style="list-style-type: none">• Leak observed under faucet, we recommend sealing. |
| Page 64 Item: 7 | Plumbing & Laundry | <ul style="list-style-type: none">• Although the well appeared to cycle properly and good water pressure was observed throughout the home, pressure gauge did not function. We do recommend replacing the pressure gauge to get an accurate pressure reading. |
| Page 71 Item: 11 | Windows | <ul style="list-style-type: none">• Staining at the gym skylight window tested slightly damp at time of inspection with moisture meter. We recommend a qualified contractor evaluate and repair as needed. |
| General Notes | | |

| | | |
|-----------------|---------------|--|
| Page 79 Item: 1 | General Notes | <p>• NOTE: During your inspection, we make every effort to observe all areas of your building. In any building however it is possible for there to be areas that were not observed during the inspection due to stored items, clutter, or concealed areas. After an inspection, items can be changed, damaged, or altered. Because of these circumstances we always recommend a very thorough walk through with your realtor prior to closing. The walk through prior to closing is the time for the client to inspect the property. It is best to perform your walk through after the building has been thoroughly cleaned and furniture has been removed. It may be necessary to consult with the seller as he/she may have in-depth knowledge regarding its condition. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through. Defects or problems that were not found during the home inspection, because of these restrictions, may be discovered during the walk through. A thorough walk through prior to closing is imperative.</p> <p>• NOTE: We were not asked to test NOR were we retained to do any mold testing at the subject property. Therefore we DID NOT perform any mold tests or mold / air sampling. Mold can be present inside walls, ceilings or floor cavities, HVAC ductwork, etc. where it is NOT visible. As indicated, this is a visual inspection. A visual inspection alone cannot verify the absence or presence of mold. Even if visible mold is present, it is not possible to verify the type and/or significance of the mold without laboratory testing.</p> <p>Almost all homes have some form of mold spores present, most of which are not harmful. Mold however, can cause health or respiratory problems for some people. Mold types and their significance can only be evaluated through sampling and laboratory analysis. Again, no mold testing or sampling was performed on this property.</p> <p>• NOTE: interior portion of the waste line or the septic system was not inspected. We recommend regular maintenance and having the system inspected prior to closing to ensure proper function.</p> <p>• NOTE: We recommend a qualified contractor further evaluate the items identified in this report, specifically those in the summary portion of report, prior to closing to ensure that these areas are sound and to give cost estimates for possible repairs needed.</p> |
|-----------------|---------------|--|

Exterior Areas

As with **all** areas of a building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be drainage that discharges away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that drainage does not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

1. Roof

Materials: Laminated Shingles. The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or "dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Observations: **Multiple deficiencies observed/maintenance needed on the Roof. See body of report for additional comments and photos., We recommend an evaluation/repair by a qualified roofer to prevent possible roof leaks and to have the roofer further evaluate entire roof prior to closing.**



Upper NE side



Exposed nail in the W valley of the upper NE dormer should be sealed to prevent water intrusion



Upper side



Ripped shingle at the bottom of the E valley of the upper N side should be replaced



Chimney



Cracks observed in mortar of chimney. We recommend sealing these areas to prevent water intrusion.



Upper NW side



Upper W side



Upper SW side



We recommend resealing the face nails of the upper SW waste vent flashing to prevent water intrusion.



Upper S side



Lifted shingles/flashing near the E skylight on the Upper S side should be secured to prevent water intrusion and wind damage



Ripped shingles near the upper S side ridge should be replaced to prevent water intrusion



Upper SE side



Upper SE waste vents appear secure. We recommend resealing face nails in flashing to prevent water intrusion.



Lifted shingle/flashing at the upper SE skylight should be secured to prevent water intrusion and wind damage



Decayed shingles between the upper SE skylights should be replaced



We recommend resealing face nailing at the end of ridge run shingles to prevent water intrusion.



Lower SE side



Lower SW side



E side of garage



W side of garage and lower W side of home



Lower SW waste vent appears secure



Venting appears secure



Possible bat droppings observed on the lower W side of roof. We recommend a qualified pest technician evaluate and treat as needed to ensure pest are not entering home.



Lower NW side



Vent stack appears secure



Lifted flashing of the lower NE vent stack should be secured to prevent water intrusion



NE side of the outbuilding. We recommend cleaning off tree debris as it can hold moisture to shingles causing premature decay and a shortened shingle service life.



SE side



SW side



NW side. Waste vent appears secure.

2. Gutters & Grading

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



We recommend consulting with the seller to verify where underground gutter drainage system terminates to.



N retaining wall appears secure

3. Drives and Walks

Observations:

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



Asphalt driveway-We recommend sealing any small cracks in drive to prevent further expansion.



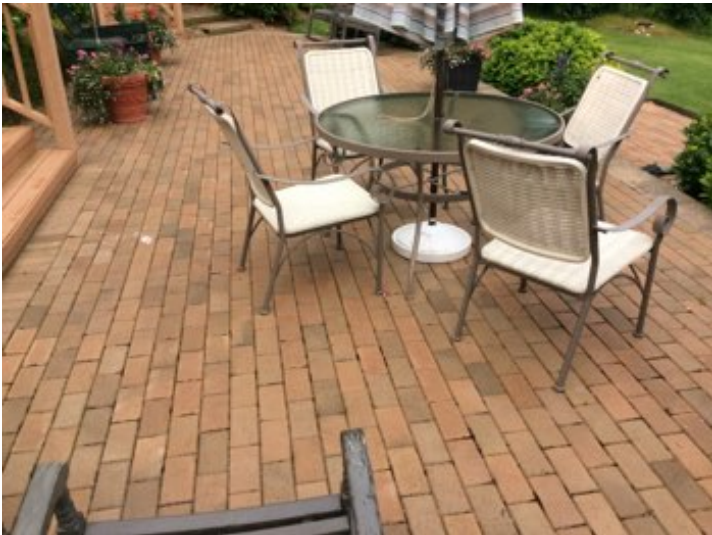
S brick entryway



N brick water walkway



N brick water walkway-multiple landscaping timbers observed to have decayed areas, we recommend replacing to prevent bricks from settling/shifting.



N brick patio



N brick patio

4. Siding

Information: Log siding: as this is a visual non invasive inspection, inspector is unable to comment on interior condition of logs. Decay may be present on log interiors where inspector is unable to see. Consider consulting with a qualified log home contractor for further evaluation of log exterior. Note as indicated inspection is a visual inspection only.

Observations:

- Multiple cracks observed in logs around home. We recommend sealing any cracks to prevent water damage and further expansion. This is considered routine maintenance with logs homes.
- **Slight decay observed at SW corner of NE deck.**
- **Decayed log tail observed on underside of upper NW deck.**
- **Decayed base of corner beam observed at NW corner of home.**
- **Slight decay observed in log tail at upper SW corner of S entry patio.**



S side



Loose weather stripping observed at garage door corners should be secured for proper weather proofing.



Seam in garage door weather stripping should be sealed to prevent water intrusion.



Garage light above S service door appears to be burnt out at time of inspection, we recommend consulting with the seller to verify.



We recommend continuing baiting and monitoring unwanted pests.



Hose bibbs appear secure and function properly



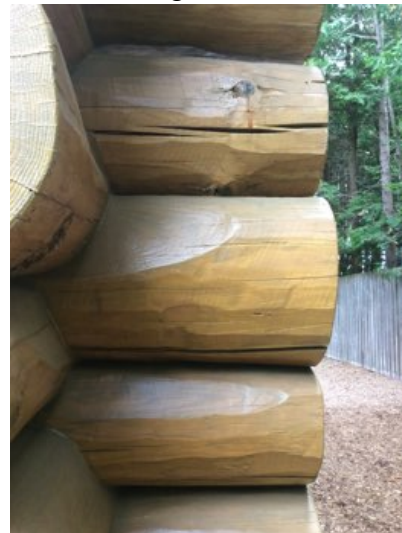
We recommend sealing the crack at the base of S side entry door to prevent water intrusion.



We recommend sealing any cracks in logs to prevent water damage and further expansion.



Well head appears secure



We recommend sealing any cracks in logs to prevent water damage and further expansion.



Chipping sealant observed at lower SE corner.
We recommend scraping and resealing these areas to prevent water damage.



E side



Irrigation main appears secure



Gas main appears secure



Irrigation system in place-we recommend consulting with the seller for user information and history as system was not tested at time of inspection due to the unseen intricacies of irrigation systems.



Cracked tuck pointing observed at lower NE corner should be patched and sealed to prevent further expansion.



We recommend sealing any cracks in logs to prevent water damage and further expansion.



Slight decay observed at SW corner of NE deck.



Decayed log tail observed on underside of upper NW deck.



N side



Cracked chinking observed above NW living room windows should be resealed to prevent water intrusion.



We recommend sealing any cracks in or around logs to prevent water damage and further expansion.



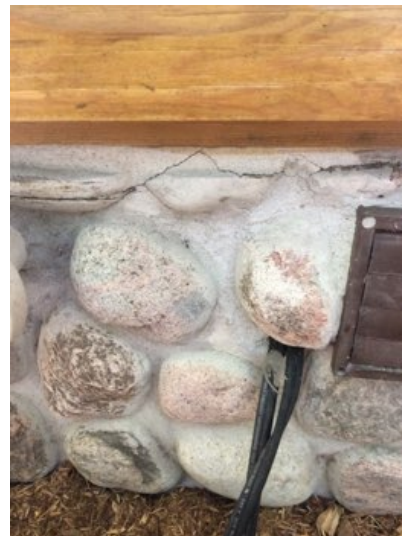
NW exterior shower not hooked up at time of inspection. We recommend consulting with the seller to verify function.



W side



Decayed corner beam observed at NW corner of home.



Cracks in tuck pointing observed around lower W vents should be patched and sealed to prevent water intrusion and further expansion.



We recommend sealing any cracks in or around logs to prevent water damage and further expansion.

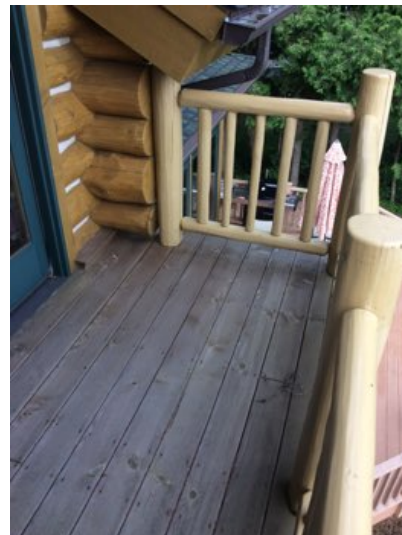


Slight decay observed in log tail at upper SW corner of S entry patio.

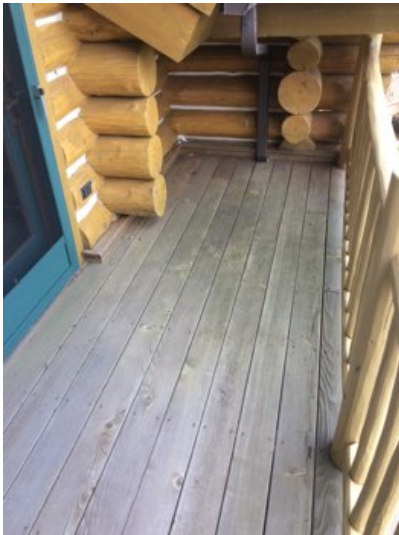
5. Decks and Steps



Upper NW deck



Upper NW deck



Upper NE deck



Upper NE deck



S side entry door step-S corner paver brick loose and should be secure, we recommend cleaning moss growth of as it can hold moisture close to the surface shortening its useful service life.



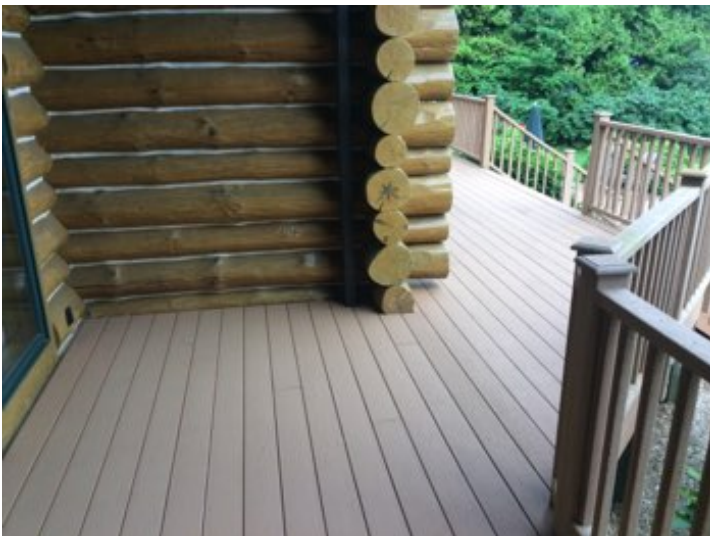
S entry patio



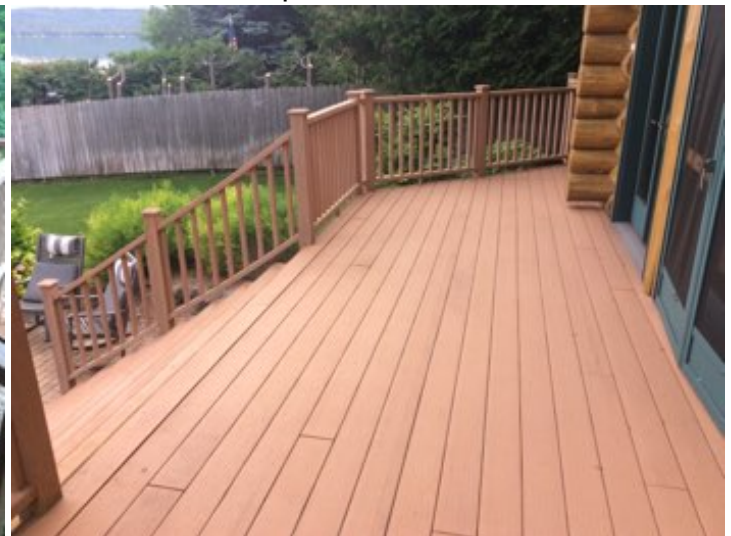
S entry patio



Cracked tuck pointing observed at S entry patio, we recommend sealing these areas to prevent further expansion/deterioration.



NE deck



NE deck



NE deck-W railing slightly loose and should be secured for improved safety.



NE deck stairs



NE Deck 2x8 construction on 16" centers with 6x6 supports. Ledger board is bolted and not flashed. We recommend properly flashing the ledger board for improved deck safety.

Loose face boards observed at lower NE corner of NE deck should be secured.



NW deck stairs



NW deck



NW deck



NW deck



NW Deck 2x8 construction on 16" centers with 6x6 supports. Ledger board is bolted and not flashed. We recommend properly flashing the ledger board for improved deck safety.



Upper NE deck-Log cantilevered construction appears secure.



Upper NW deck-Log cantilevered construction appears secure.



W side entry deck-deck boards/trim starting to decay and hand rail loose and should be replaced.



W side entry deck not attached to home-2x8 construction on 16" centers on 6x6 supports.

6. Electrical, Exterior

Observations:

- Exterior receptacles tested and functioned properly
- Lateral electrical service is secure



Exterior receptacles tested and functioned properly



Lateral electrical service is secure

7. Doors

Observations:

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

8. Window Condition

Observations:

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

9. Outbuilding

Observations:

- Wood siding, wood frame construction and concrete block foundation
- Receptacles tested and functioned properly
- Appliances tested and appeared to function properly. Sink water lines with shut off's and disposal function properly. **GFCI** receptacles were tested and functioned properly.

Cabinet doors and drawers function properly

- Bath: faucet and drain lines appeared secure toilet is secure to the floor and functioned properly showerhead function properly and shower doors open and close properly.

• **Outbuilding service panel: Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.**



E side



E entry walkway/patio



S side



W side



Gas main secure



Furnace vent secure



Consult with the seller for split system installation date for age of unit. Typical lifespan is 7-15 years.



Signs of rodent baiting observed. We recommend continued baiting and monitoring as rodents can damage framing, wiring and insulation.



Lateral electrical service appears secure



Outbuilding service panel ledger appears to be complete. Missing panel cover screw should be installed.



100 amp service, copper main conductors. Breakers and wiring appear secure. Panel appears to be properly grounded.



Outbuilding service panel: Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.



Receptacle below the outbuilding service panel is not energized. We recommend a qualified electrician evaluate and repair as needed.



N side



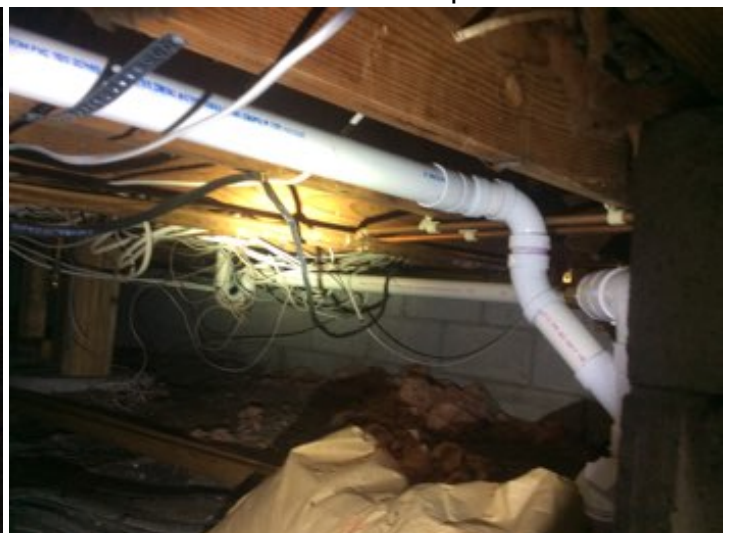
Hose bibb secure and functioning properly



W view of crawlspace



E view



Visible drain lines appear secure



Waste main exits to the NW side of the building



Pressure tank and water shut-off appear secure, located in the NE corner of the crawlspace



2-Rheem 19.9 gallon electric water heaters. Units responded to hot water testing. Average service life of a hot water heater is 5-15 years.

Manufacture dating is 1997. Units are past the end of its expected service life. Expect to repair or replace units at any time.



Improperly set block support should be adjusted. We recommend a qualified contractor evaluate and repair as needed to improve support.



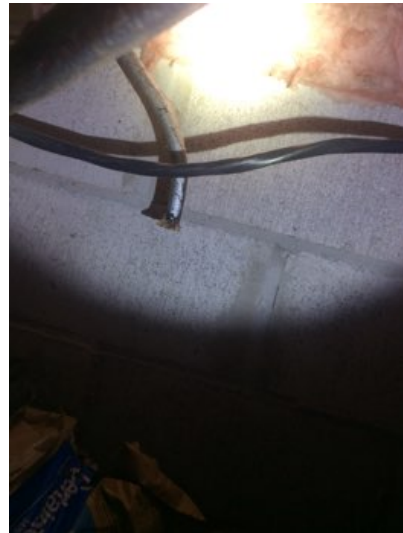
Repair observed under the bathroom appeared dry and secure at the time of inspection



Cracking and slight gap in tuck pointing at the NE corner of the crawlspace. We recommend a qualified contractor evaluate and seal gap for further monitoring.



Missing electrical junction box cover should be installed



Uncapped large gauge wire near the crawlspace should be capped and secured in a junction box for improved electrical safety.



No vapor barrier in place. Signs of water observed. We recommend the installation of a vapor barrier to prevent organic growth from high humidity.



Living room



Kitchen



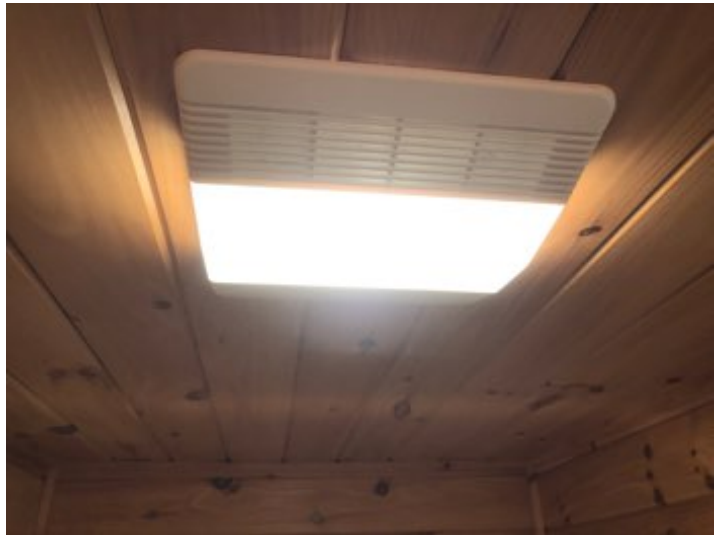
Broil function



Bake function





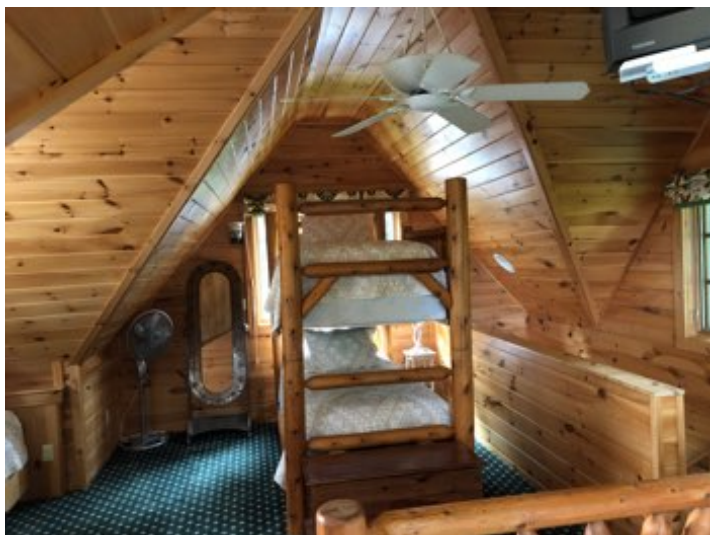


Bath electric wall heater functioned



Stair railing's are secure





S view



Split HVAC responded to controls



Fan responded to wall control



Gas wall heater, unit responded to thermostat, located on kitchen wall



Wall unit tested negative for CO production

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in concrete slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- Garage door tested and functioned properly. Auto reverse feature also functioned properly.
- We recommend checking the auto-reverse feature regularly and teaching any small children about garage door safety.
- Fire wall is in place. Door appears to be fire rated.
- Windows functioned properly



S view



W view



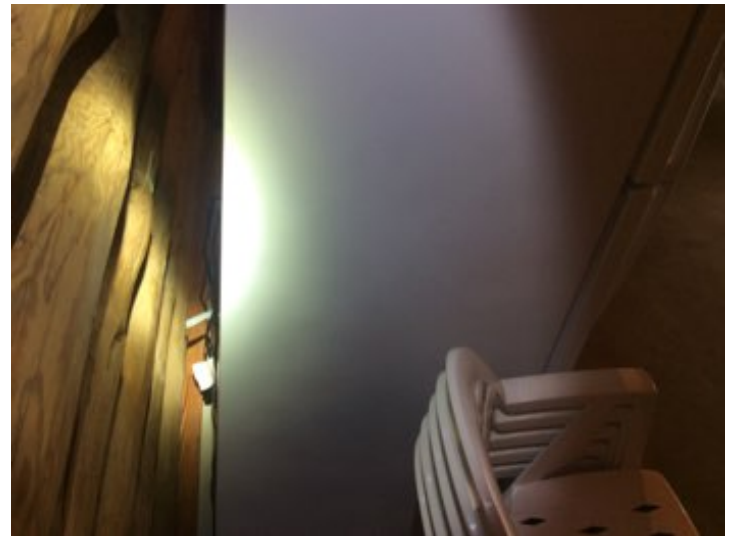
N view



E view



Closet



Refrigerator/freezer was not plugged in at the time of inspection



Weather stripping at service door should be improved

2. Basement

Observations:

- **North east storage room near crock: concrete floor has water staining with hard water deposits. Although the area was dry during inspection this is an indication of repeated wetting. We recommend consulting with seller for history of water intrusion**



West utility area



Lower level Northview



Lower level Southview



S W storage area



SW storage area ceiling, ceiling tile has been removed loose wire is not energized, timing devices have been installed wiring appears secure we recommend consulting with seller for further information about these units



East utility area



Entertainment room Northview



Entertainment room south view



North east storage room: a crock has been installed, no pump present, inside crock is dry



Crock floor is dry



North east storage room near crock: concrete floor has water staining with hard water deposits. Although the area was dry during inspection this is an indication of repeated wetting. We recommend consulting with seller for history of water intrusion



2 x 10 floor joist construction on 16 inch centers



Crawl Southview: Concrete block column supports are secure floor joists are supported with steel I-beams. Exterior walls are insulated with 1 inch foam board



Crawl space: visible rim joists are insulated

3. Attic

Observations:

- No attic access as ceilings are vaulted. Ceilings scanned with an infrared camera and showed no signs of deficiencies. Inspector is unable to comment on construction, ventilation, or type/quantity of insulation. These features of a home are very important as they can effect the heating/cooling efficiency.

Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this building was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your building does not have a carbon monoxide detector (few do!), we recommend making that investment. Any building that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

Observations:

- Dual 200 amp service, aluminum main conductors. Breakers and wiring appear secure. Panel appears to be properly grounded.
- Service panel ledgers appear to be complete
- Service panel cover removed.
- 2-200 amp services, aluminum main conductors. Breakers and wiring appear secure. Panel appears to be properly grounded.



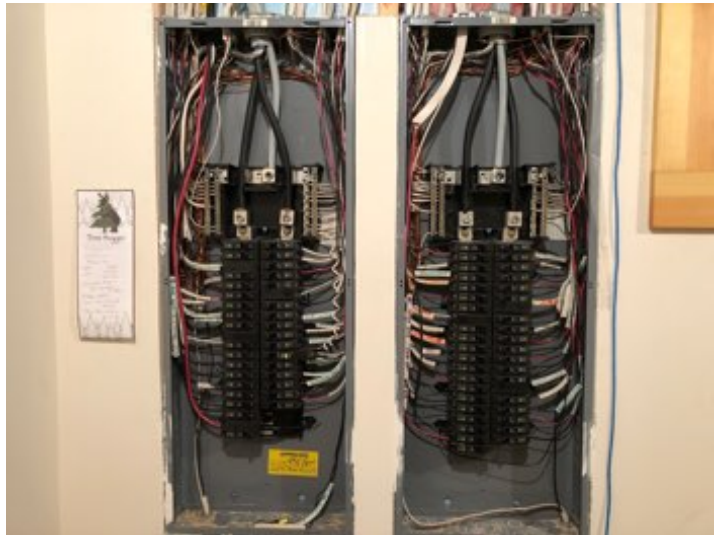
Dual exterior 200 amp service mains



Service panels covers removed.



Service mains



2. HVAC Unit

Observations:

- **A/C** Condenser. Unit was tested and appeared to cool the home properly. Electrical disconnect is secure and within sight. Typical service life of an A/C condenser is 7-15 years. Manufacture dating is 2012.
- Gas burning forced air furnaces. Unit responded to thermostat. Average service life of a forced air furnace is 15-25 years. Manufacture dating, east unit 2012, dating on west unit could not be confirmed. We Recommend consulting with seller for Installation dating
- Cover(s) removed
- Blue flames observed on burner(s), this is an indication that the unit is functioning efficiently.
- Furnace filters are clean. We recommend changing filter every 3-4 months to improve air quality and furnace function.
- Furnaces tested safe for CO production
- **Furnace service dating is over one year ago, or is unable to be determined. There are areas which cannot be seen without specialized equipment and training, such as the heat exchanger. This is why furnace specialists recommend a complete inspection annually. We recommend consulting with seller for history of furnace maintenance performed. If furnace has not been serviced within the last 12 months, we highly recommend having unit inspected by a certified HVAC technician prior to closing to ensure proper function and safety.**



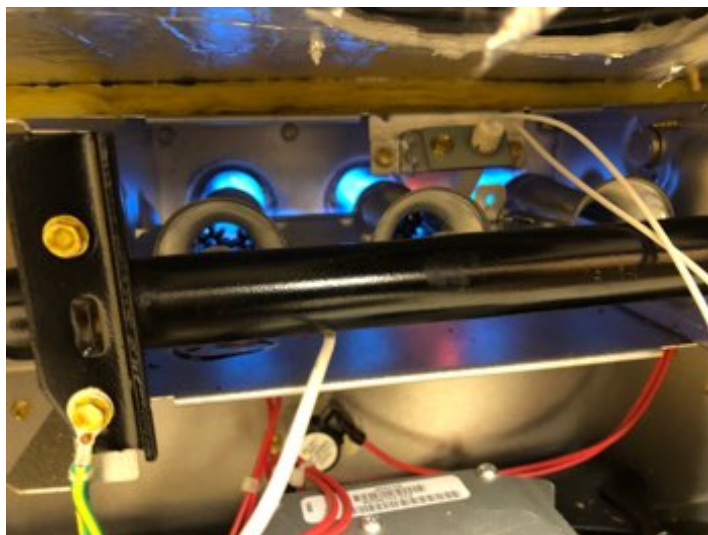
Carrier A/C condenser with electrical shutoff present



W furnace



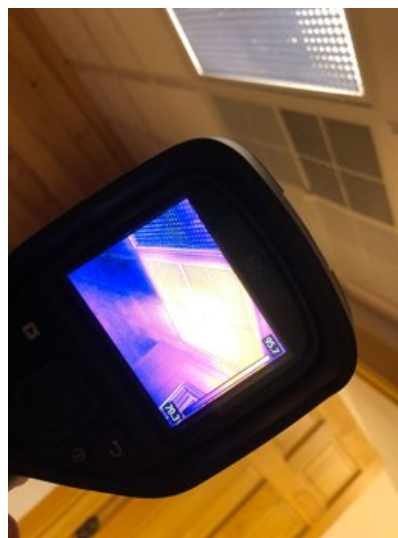
West unit filter is clean



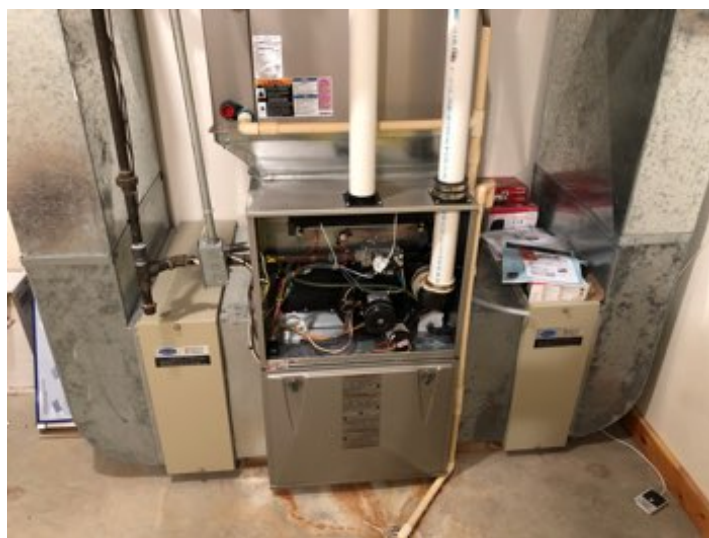
West unit



West unit



Basement ceiling heat registers function properly



East furnace



East unit filters are clean



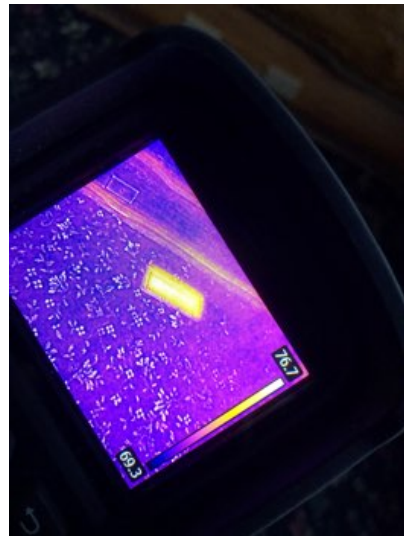
East unit



East unit



Main level registers functioned



Upper level registers functioned



East unit: Water staining under unit on concrete floor. This area was dry during the inspection. Moisture appears to have originated from condensate line. Although this can be common when humidifier systems are used, we recommend consulting with an HVAC technician to clean condensate lines regularly.



Portable dehumidifier located next to pressure tank does not function

3. Water Heater

Observations:

- Electric water heaters: west unit is Bradford white brand, 50 gallon. East unit is rheem brand, 47 gallon. Units responded to hot water testing. Average service life of a hot water heater is 5-15 years. Manufacture dating for both units is 2016
- **TPR valve**s are secure



West unit



East unit located on crawl

Interior Features

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

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

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

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

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

1. Kitchen

Observations:

- GFCI receptacles trip tested and reset, functioning properly
- All cabinets and drawers tested and functioned properly
- Adequate water pressure observed at sinks. Handles and faucets secure and functioning properly.
- P-traps and water lines dry and secure at time of inspection
- Garbage disposals tested and functioned properly
- Microwave tested and functioned properly
- Refrigerator/freezer appears to be functioning properly
- Dishwasher tested on short cycle and appears to be functioning properly
- Gas stove top functioning properly. Range hood appears to be functioning properly.
- Bake settings tested and functioning properly

- Broil settings tested and functioned properly
- Note: Appliance Function varies depending on appliance age, brand name, and clients expectations. Although we test appliances on short cycle, we recommend you (the client) operate appliances to see if they meet your expectations during your realtor walk through prior to closing.

- GFCI receptacles trip tested and reset, functioning properly
- All cabinets and drawers tested and functioned properly
- Adequate water pressure observed at sink. Handle and faucet secure and functioning properly.
- P-trap and water lines dry and secure at time of inspection
- Garbage disposal tested and functions properly
- Refrigerator/freezer appears to be functioning properly
- Electric stove top functioning properly
- Bake setting tested and functioning properly

- Broil setting tested and functioned properly
- Note: Appliance Function varies depending on appliance age, brand name, and clients expectations. Although we test appliances on short cycle, we recommend you (the client) operate appliances to see if they meet your expectations during your realtor walk through prior to closing.





On demand water heater appears to be functioning properly.





2. Bath

Observations:

- GFCI receptacles trip tested and reset, appeared to function properly
- Light fixture secure and functioning properly
- Mirror secure to wall
- Adequate water pressure observed at sink. Handle and faucet secure and functioning properly.
- P-trap dry and secure at the time of inspection
- Vanity cabinets/drawers function properly
- Exhaust fan functions properly
- Toilet secure to floor and appears to be functioning properly
- Adequate water pressure observed at bath faucet and shower heads
- Shower head water line, handle, and faucet all secure and functioning properly
- No holes or cracks observed in shower
- Shower door functions properly
- We recommend sealing grout cracks at base of tub
- Electric wall heater functioning properly
- **Leak observed below faucet, we recommend sealing.**



Leak observed below faucet, we recommend sealing.



We recommend sealing grout cracks at base of tub



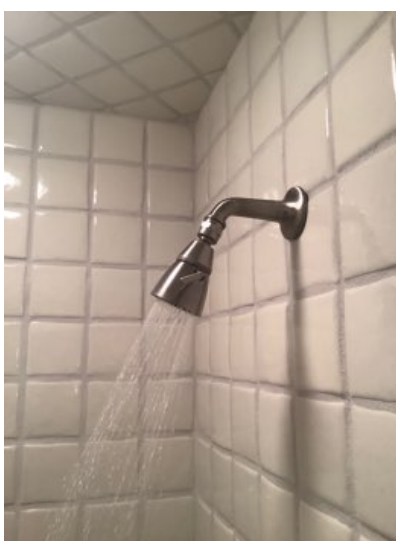
3. Bath #2

Observations:

- GFCI receptacles trip tested and reset, appeared to function properly
- Light fixture secure and functioning properly
- Mirror secure to wall
- Adequate water pressure observed at sink. Handle and faucet secure and functioning properly.
- P-trap secure at the time of inspection
- Exhaust fan functions properly
- Toilet secure to floor and appears to be functioning properly
- Adequate water pressure observed at shower head
- Shower head water line and handle secure and functioning properly
- No holes or cracks observed in shower
- Shower door functions properly
- **Leak observed under faucet, we recommend sealing.**



Leak observed under faucet, we recommend sealing.



4. Bath #3

Observations:

- GFCI receptacles trip tested and reset, appeared to function properly
- Light fixture secure and functioning properly
- Mirror secure to wall
- Adequate water pressure observed at sink. Handle and faucet secure and functioning properly.
- P-trap dry and secure at the time of inspection
- Vanity cabinets/drawers function properly
- Exhaust fan functions properly
- Toilet secure to floor and appears to be functioning properly
- Adequate water pressure observed at bath faucet and shower head
- Shower door is tempered for safety



Electric wall heater functioned



Showerhead drips, may need a new diverter valve in faucet



Cracked tile in tub/shower upper corner

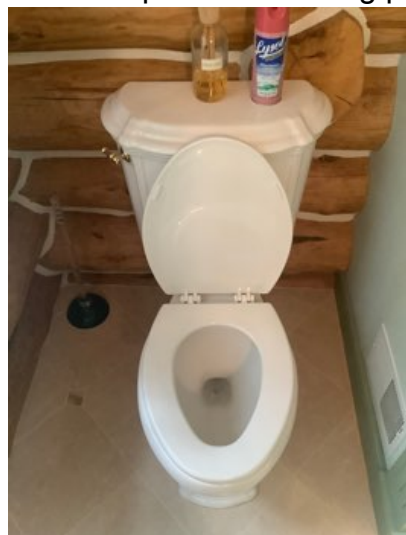
5. Master Bath

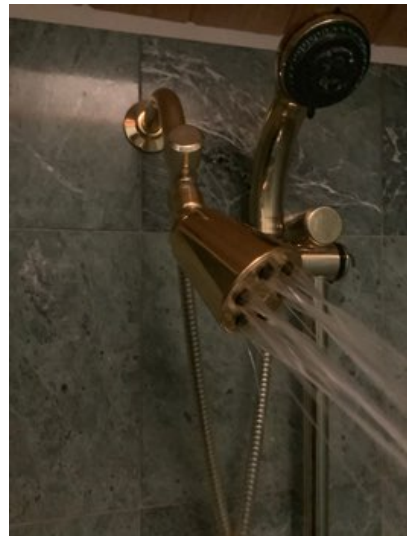
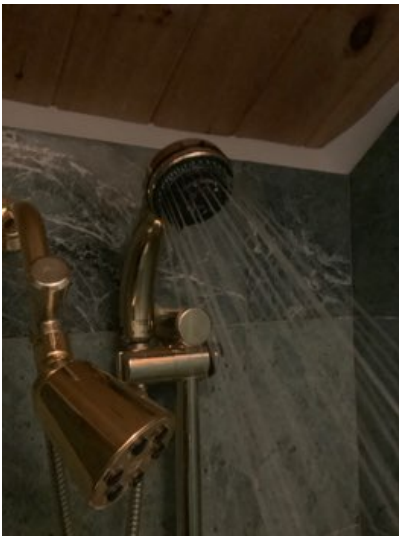
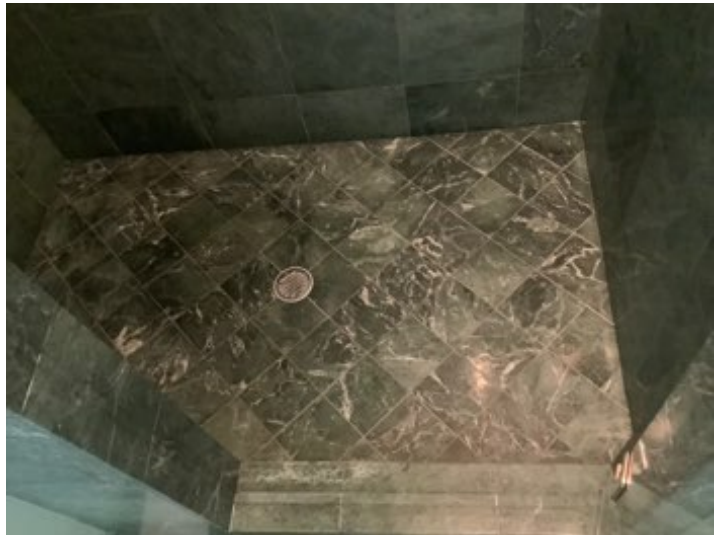
Observations:

- GFCI receptacles trip tested and reset, appeared to function properly
- Light fixture secure and functioning properly
- Mirrors secure to wall
- Adequate water pressure observed at sinks. Handles and faucets secure and functioning properly.
- P-trap dries and secure at the time of inspection
- Vanity cabinets/drawers function properly
- Exhaust fan functions properly
- Toilet and bidet secure to floor and appear to be functioning properly
- Adequate water pressure observed at shower heads
- Shower head water line and handle secure and functioning properly
- No holes or cracks observed in shower
- Shower door functions properly
- Electric wall heater functioned, but is loud. We recommend adjusting.



W sink drain stop not functioning properly





Electric wall heater functioned, but is loud. We recommend adjusting.



Crack observed in tile

6. Bedrooms

Observations:

- All accessible receptacles, windows, doors, and overhead fixtures were tested during the inspection. Any discrepancies are noted below.
- No visible water staining observed, walls and ceiling appear secure



Master bedroom



Master bedroom



Master closet



N bedroom



N bedroom



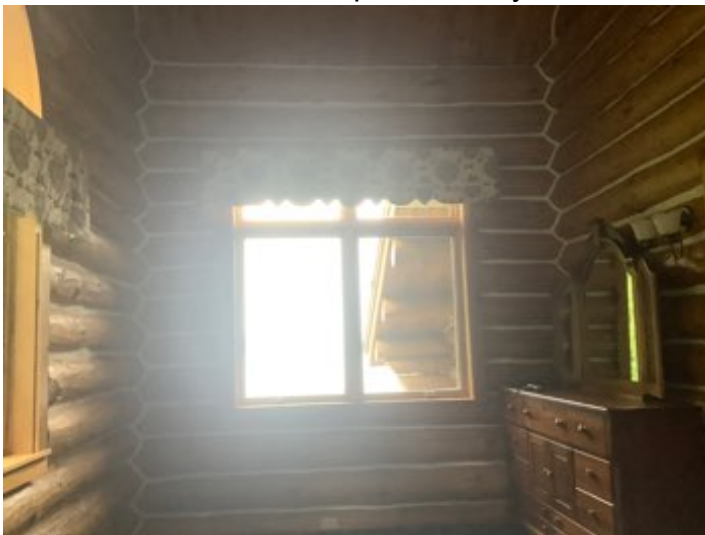
N bedroom loft area



N bedroom: we recommend properly securing loft ladder to improve safety



W bedroom



W bedroom



Main floor bedroom



Main floor bedroom

7. Plumbing & Laundry

Observations:

- Washer tested on short cycle and appeared to be functioning properly
- Gas dryer tested on short cycle, appeared to be heating properly
- **Although the well appeared to cycle properly and good water pressure was observed throughout the home, pressure gauge did not function. We do recommend replacing the pressure gauge to get an accurate pressure reading.**



Water main line is secure. Some corrosion on ball valves. Shut offs appear secure



Water at base of pressure tank appears to be from condensation, moisture is localized in drop pan



Septic tank alert sounded when tested



Although the well appeared to cycle properly and good water pressure was observed throughout the home, pressure gauge did not function. We do recommend replacing the pressure gauge to get an accurate pressure reading.

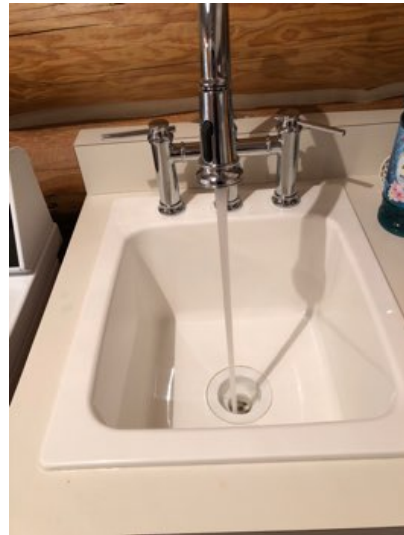


Visible waste line is adequately supported

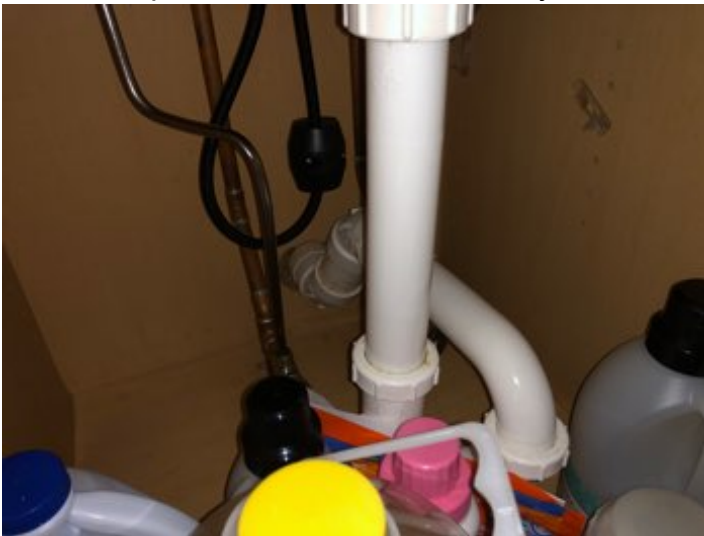




Speed Queen washer and dryer



Utility sink function properly



P-trap is secure



Spray functioned

8. Interior Electric

Observations:

- No major system safety or function concerns noted at time of inspection
- All accessible receptacles, including GFCI, were tested during the inspection and appeared to function properly. Any discrepancies are noted below
- All light fixtures tested and appear to function properly. Any discrepancies are noted below
- Smoke alarms were not tested as home appeared to have an alarm system and smoke alarms will sometimes activate home alarm system. We recommend consulting with seller for further information.
- No major system safety or function concerns noted at time of inspection



This home is equipped with a security system, we recommend consulting with seller for maintenance history and function of the system. security systems vary and are often equipped with a transferable warranty

9. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection
- All accessible receptacles, windows, doors, and overhead fixtures were tested during the inspection. Any discrepancies are listed below
- Although all homes have mold spores, no wide spread organic growth was observed during the inspection. We recommend regular monitoring for water intrusion as homes with high moisture levels can have elevated mold spore counts
- No wood boring insects were observed during the inspection. It can be common for homes that have water intrusion to attract wood boring insects. That's why we recommend regular monitoring for water intrusion throughout a home. The most common wood boring insects observed in NW MI homes are carpenter ants. They are large dark colored ants that can be observed around the base of a home. Carpenter ants are usually observed in areas that are damp
- As indicated, a home inspection is a visual non invasive inspection. There are areas of a home that cannot be observed. For example, the inspectors can not see between walls, under flooring, or under insulation



Upper hall



Upper hall



Office



Office



Front entryway



E living area



E living area



W living area



W living area



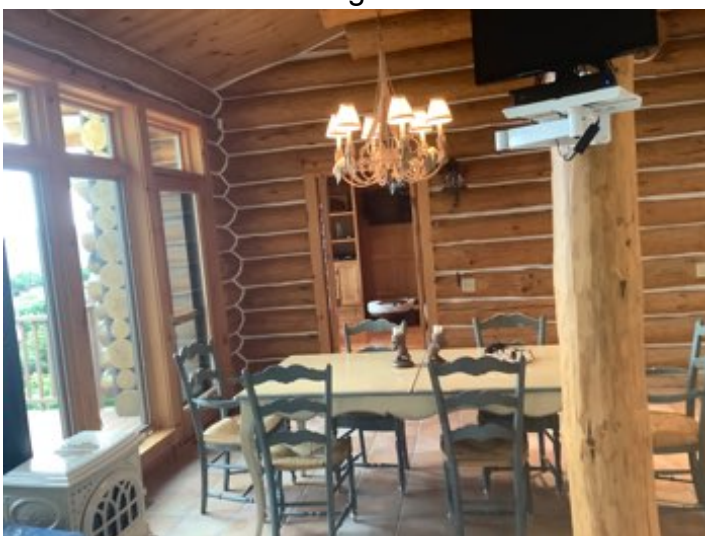
Dining area



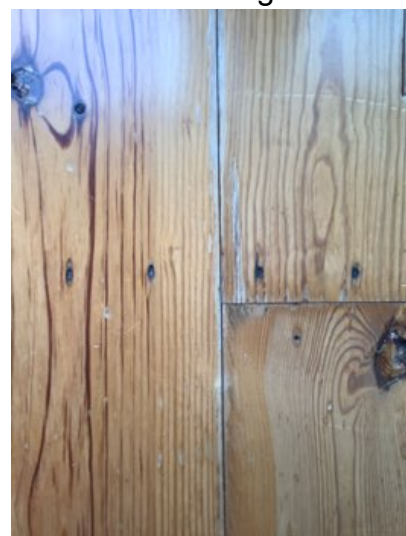
Dining area



Kitchen dining area



Kitchen dining area



Water staining observed in front of N living room entry doors, area tested dry at time of inspection.



Exercise room

10. Doors

Observations:

- No major system safety or function concerns noted at time of inspection
- Doors opened/closed and appeared to function properly during inspection. Any discrepancies are noted below.



Master bedroom: door is difficult to open/close and latch. We recommend adjusting.



N bedroom: door doesn't latch smoothly and lock not functioning properly.



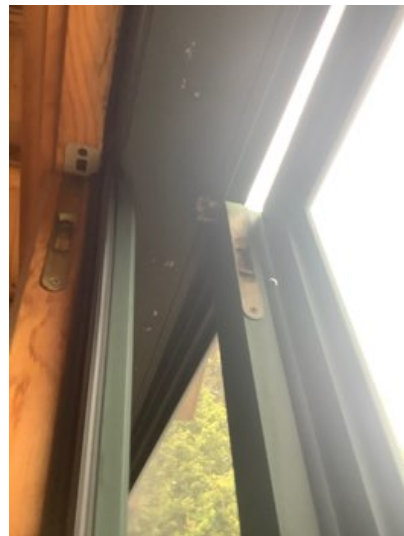
Front entryway: we recommend securing weatherstripping on right door and sealing grout cracks at door threshold.



Front entryway: left door handle is crooked



E living area: left and right N exterior doors don't latch properly, but do lock. We recommend adjusting.



Screen doors were difficult to open/close and lock throughout house, most noticeable at middle door in E living area

11. Windows

Observations:

- No major system safety or function concerns noted at time of inspection
- All accessible windows were tested during the inspection. Any discrepancies are noted below
- **Staining at the gym skylight window tested slightly damp at time of inspection with moisture meter. We recommend a qualified contractor evaluate and repair as needed.**



Staining at the kitchen skylight window tested dry at time of inspection with moisture meter



Staining at the gym skylight window tested slightly damp at time of inspection with moisture meter. We recommend a qualified contractor evaluate and repair as needed.

12. Fireplaces and stoves

Observations:

- Living areas: damper doors tested and functioned properly, clips in place to keep door open for use with gas fireplace insert.
- Living areas: gas burning fireplaces tested and functioned properly.



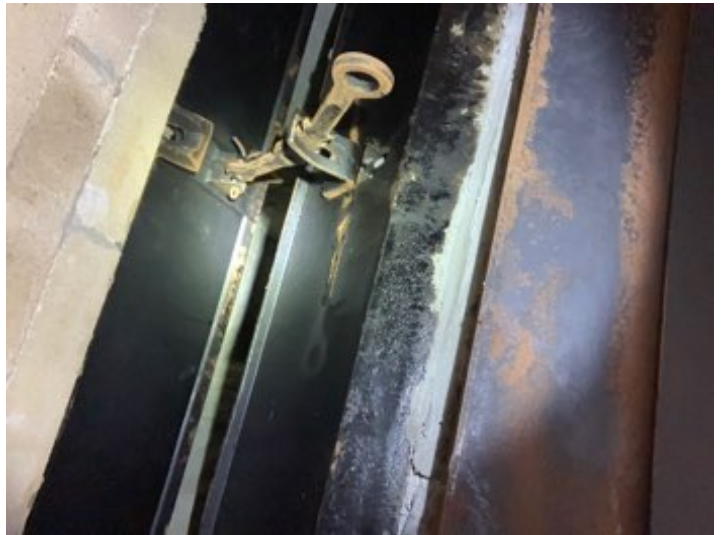
Kitchen dining area gas fireplace igniter would not spark at the time of inspection for inspector. Consult with seller for user information. Igniters can go bad over time and may need to be replaced.



E living area: gas fireplace



E living area: gas burning fireplace tested and functioned properly.



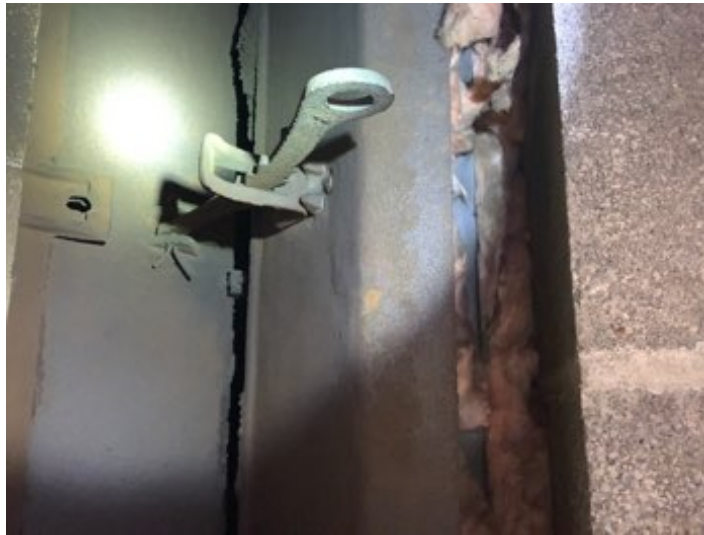
E living area: damper door tested and functioned properly, clip in place to keep door open for use with gas fireplace insert.



W living area: gas fireplace



W living area: gas burning fireplace tested and functioned properly. We recommend installing some sort of door or cover for fireplace.



W living area: damper door tested and functioned properly, clip in place to keep door open for use with gas fireplace insert.

13. Stairways

Observations:

- Stairs: Stringers, and treads, appear secure



Lower stairs



Main level stairs



West lower railing is slightly loose and should be secured



Upper stairs are secure



Upper railings are secure

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

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

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

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

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

General Notes

1. General Notes

Observations:

- Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

- Pre-Closing Walk Through:

The walk through prior to closing is the time for client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through. Defects or problems that were not found during the home inspection, may be discovered during the walk through. Client should be thorough during the walk through.

Any defect or problem discovered during the walk through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with the known defect or problem releases Traverse City Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

- We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof systems within the time allotted. We inspect the roof covering, drainage system, skylights, chimneys, and roof penetrations. We are not required to inspect antenna, interior flues, chimneys not accessible and other installed accessories. This is not an exhaustive inspection of every installation detailed of the roofs manufacturers specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a home inspection. We recommend that you ask the seller to disclose information about the roof and that you include comprehensive roof coverage in your home insurance policy.

- You are advised to seek 2 professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in the report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.

- Conclusions:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window or door or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls, flooring or under insulation. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner you should expect problems to occur. Roofs will leak, basements may have water problems and systems may fail without warning. We cannot predict future events. For these reasons you should keep a comprehensive insurance policy current.

This report was written exclusively for our client. It is not transferable to other people. The report is only supplemental to a sellers disclosure.

Thank you for taking the time to read the report and please call if you have any questions. We are always

attempting to improve the quality of our service and our report.

• **NOTE:** During your inspection, we make every effort to observe all areas of your building. In any building however it is possible for there to be areas that were not observed during the inspection due to stored items, clutter, or concealed areas. After an inspection, items can be changed, damaged, or altered. Because of these circumstances we always recommend a very thorough walk through with your realtor prior to closing. The walk through prior to closing is the time for the client to inspect the property. It is best to perform your walk through after the building has been thoroughly cleaned and furniture has been removed. It may be necessary to consult with the seller as he/she may have in-depth knowledge regarding its condition.

Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk through. Defects or problems that were not found during the home inspection, because of these restrictions, may be discovered during the walk through. A thorough walk through prior to closing is imperative.

• **NOTE:** We were not asked to test NOR were we retained to do any mold testing at the subject property. Therefore we DID NOT perform any mold tests or mold / air sampling. Mold can be present inside walls, ceilings or floor cavities, HVAC ductwork, etc. where it is NOT visible. As indicated, this is a visual inspection. A visual inspection alone cannot verify the absence or presence of mold. Even if visible mold is present, it is not possible to verify the type and/or significance of the mold without laboratory testing.

Almost all homes have some form of mold spores present, most of which are not harmful. Mold however, can cause health or respiratory problems for some people. Mold types and their significance can only be evaluated through sampling and laboratory analysis. Again, no mold testing or sampling was performed on this property.

• **NOTE:** interior portion of the waste line or the septic system was not inspected. We recommend regular maintenance and having the system inspected prior to closing to ensure proper function.

• **NOTE:** We recommend a qualified contractor further evaluate the items identified in this report, specifically those in the summary portion of report, prior to closing to ensure that these areas are sound and to give cost estimates for possible repairs needed.

Glossary

| Term | Definition |
|------------|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| Double Tap | <p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p> |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| TPR Valve | <p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p> |