

Evergreen Home Inspections

1120 Gilman St.
Garden City, MI 48135
(313) 320-6514
b387@sbcglobal.net

PROPERTY INSPECTION REPORT



Client: **Alfred E. Neumann**

Property Address: **2222 Sample Dr., Southfield, MI 48076**

By: **Frank Bartlo**

InterNACHI ID # **04081281**

Inspection Date: **November 5, 2016**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read *all* of this information.

The following abbreviations are used in describing the location of features: L=left, R=right (or rear, in certain contexts), C=center, F=front, N=north, S=south, E=east, W=west, br=bedroom, bsmt=basement, kit=kitchen, fr=family room and ofc=office. When describing the location of a feature on a building that does not generally face north, south, east, or west, left and right shall refer to the orientation as viewed from the front of the main building when used in a general context (e.g., left wall of right rear first floor lavatory).

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. It is also beyond the scope of an inspection to change burned-out light bulbs to test fixtures during the course of an inspection, though inspector may have do so or perform other simple corrective actions (such as removing a very dirty furnace filter or shutting off an electrical circuit that was deemed a serious hazard) where such action was deemed sensible and prudent to prevent serious injury and/or property damage that could be easily prevented. Inspector assumes *no* liability whatsoever for any such actions, nor for failure to take any such actions.

If the property is "de-winterized" to conduct this inspection, inspector assumes absolutely no liability whatsoever pertaining to such "de-winterization," nor "winterization" actions, if any, taken at the end of the inspection. It is the responsibility of the Client and any agents involved to contact the Seller to inform the Seller of any such actions to enable the Seller to ensure the property is "winterized" to their satisfaction.

While inspection report *may* address issues that are code-based or *may* refer to particular codes, **this is not a code compliance inspection** and **does not** verify compliance with manufacturer's installation instructions. The inspection **does not** imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify **all** potential hazards, some of which may involve examination of the property that is beyond the scope of such a general inspection as this.

Any estimates of the remaining useful life of features, such as the roof, furnace, etc. are strictly the inspector's opinion, and no warranties of any sort pertaining to such estimates are made or implied. Consultations with properly licensed specialists are recommended to obtain better estimates of such life expectancies.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as deficient may be considered life-safety upgrades to the property.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The Inspector is a "general practitioner," *not* a specialist, and due to its limitations and time constraints the inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. However, it is **not** the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous reports, which may be obsolete or inaccurate in any case.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified specialists may lead to the discovery of additional deficiencies that may involve additional repair costs; as such evaluations are likely to involve actions that are beyond the scope of such a general inspection as this. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but arrangements may be made for such follow-up services, for which inspector may charge additional fees.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs and/or professional opinions of licensed specialists may affect the meaning of the information in this report.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: **mostly winds, temperature in F**

Natural gas: **on**

Electric: **on**

Water: **on**

Approximate year built: **1965**

Construction: **wood frame tri-level, with mostly brick and aluminum exterior**

Main entrance/address faces (for purposes of report): **south**

Present at inspection: **Client, Inspector**

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I	NI	NP	D	Inspection item	

I. STRUCTURAL SYSTEMS

A. Foundations

Reporting typically includes structural and water entry conditions pertaining to the foundation and limitations regarding inspection of the foundation, such as basement finishing. Please note that occasional or seasonal foundation leakage can be effectively concealed, so the possibility of such future leakage can be difficult if not impossible to anticipate in a recently cleaned or remodeled basement.

The inspector is not a structural engineer. If any concern exists about the potential for future movement, evaluation by a qualified, licensed structural engineer is recommended.

Comments:

- Limitations: Concrete slab for the mid-level of the foundation was not visible, the floors having been finished. The rooms and their foundation appeared structurally sound, with no evidence of significant structural issues observed.
- Concrete block, iron post, and I-beam foundation was in good condition where visible, with no significant indications of leakage, significant cracking, shifting, or structural issues observed.
- Slight, typical discoloration consistent with light surface mold was observed at the NW corner near the sump. This is usually common ground mold, and is a typical effect of moisture levels in basement air, and typically easily cleanable and able to be painted with no significant effects.

X

B. Grading & Drainage

Reporting typically includes general observations regarding grading and drainage to the extent such were observable.

Comments:

- Grading and drainage were observed to be generally good overall, with a sharp slope toward much lower ground near a river in the rear.

C. Roof Covering Materials and Associated Features

Reporting typically includes visible/accessible portions of the roof covering, flashings, skylights, gutters, downspouts, fascia, soffit, eaves, and roof penetrations. Limitations of such inspection due to accessibility are typically noted.

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If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Roofs are not inspected for insurance company insurability unless otherwise noted, in which case no warranties of insurability are provided, as such is beyond Inspector's control.

Comments:

- Roof evidently had a single layer of asphalt shingles over solid decking.
- Architectural” shingles were generally in good condition, except as otherwise noted, with some wear, but no noticeable cracking, curling or pitting observed. Such shingles are typically rated for about 30 years of service. The shingles were reportedly installed in 2002, and had an appearance consistent with such an installation date.



Note some shingle wear, but shingles intact and generally sound

- Flashings (transitions between vertical surfaces and the roof line), vents, and other roof penetrations were observed to be properly configured and in good condition to the extent observable, except as noted.

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Deficiencies

- Rubber sleeve (gasket) was badly torn, evidently causing leakage, as stains and consistent with such leakage were observed on insulation in the attic below. Adapter sleeves that can be slid right over the stack pipe are available for roofs of various slopes (itches), this one being about 4/12.



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- A considerable amount of moss was observed on the roof under trees, especially on the rear portion of the NE face. Moss can break down shingles, as can fungi and algae, to a lesser extent. Power washing is not recommended, as it can be too damaging to the shingles. There are chemicals available that can remove moss, and zinc strips that can inhibit its growth.



- Exposed nail heads were observed on some flanges of vents and stack pipes. Sealing these with roofing caulk is recommended to reduce the possibility of leakage through such unsealed roof penetrations.

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D. Roof Structure & Attic

Reporting typically includes observations of the roof structure, sheathing, ventilation, insulation, and other features of attic spaces. Attic access issues and limitations, if any, are also noted.

Comments:

- Limitations: Attic space above the main level ceiling was not readily accessible for safe entry due to shelving. Inspector viewed the attic and pictures were taken from the opening.



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- Attic spaces were generally well insulated, with an average observed depth well above the width of the lower truss members above living space ceilings. Framing, ventilation, and roof decking (sheathing) were generally sound, with no significant issues observed where visible.
- Tunnels consistent with those of burrowing mice were observed in the upper attic. Mice typically enter through gaps such as torn vent screens or through holes in screens or open doors. Tunnels did not appear recent or new.



Deficiencies

- Slight matting of insulation was observed below the torn E plumbing vent sleeve, evidently due to slight leakage, as noted above.

E. Walls (Interior & Exterior)

Conditions pertaining to the interior and exterior wall surfaces related to structural performance and water penetration are typically reported.

Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections, in which case all significant substandard work is reported.

Issues that also affect ceilings and/or floors may also be reported here to avoid redundant reporting.

Comments:

- Walls were generally well maintained and in good condition, except as noted.

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Deficiencies

- Isolated loose masonry was observed on the lower corner of the garage. Patching (“tuck-pointing”) is recommended to keep water out of the wall, as water penetration can lead to more serious issues, and expansion of water as it freezes can cause more rapid deterioration.



- A corner piece was missing from the siding on the SE corner, which could enable water entry. Replacement pieces should be available.



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F. Ceilings & Floors

Observations of ceilings and floors related to structural performance and/or water penetration are typically reported.

Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections, in which case all significant substandard work is reported.

Issues that also pertain to walls may be reported here to avoid redundant reporting, especially if the ceiling issues are more significant or noticeable.

Comments:

- Ceilings and floors were observed to be generally in good condition, except as otherwise noted, with no indications of structural issues observed.
- Wood shavings were observed between ceiling joists in the basement above left of the main electrical panel. Such deposits sometimes result from infestation by wood-destroying insects, but in this case appeared to be sawdust from drilling of the hole for the telephone wiring that passed through the ceiling above, given the absence of obvious indications of significant moisture.



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Deficiencies:

- Slight staining consistent with water entry was observed on the basement ceiling below the front door. Damage did not appear serious, but the condition of underlying materials could not be determined.



X

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G. Doors (Interior & Exterior)

Observations of the condition and operation of interior and exterior doors including the overhead garage doors are typically reported. Common cosmetic issues (paint condition, etc.) are typically not reported, except for new construction or recently remodeled features.

Comments

- Doors were generally functional and in good condition at the time of the inspection, except as otherwise noted.

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I	NI	NP	D	Inspection item
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- *Security Concern:* Wooden exterior garage passage door had thin decorative panels that could easily be kicked in, and a single-pane window near the locks that could be easily broken. Sturdy security screens to provide additional protection against such window breakage.



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Deficiencies:

- Front door threshold was below the elevation of the sill in front of it. This could enable water entry if not kept fully sealed around the threshold, including the sides.

Indications of such water entry were observed on the basement ceiling below, but the area was not noticeably wet at the time of the inspection, and the threshold was mostly caulked around its edge.



- Upper level SW bedroom door did not latch fully closed, evidently due to its strike being out of alignment.
- Lower level bedroom door could not close properly, evidently getting stuck due to over-painting.

X

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H. Windows

Reporting typically includes the operational condition of windows, with particular attention to potentially hazardous conditions, such as falling sashes that could pose chopping hazards.

Cosmetic issues of little or no functional significance (cosmetic paint defects, tiny corner cracks or holes in screens, etc.) may not be reported, except for new construction or recently remodeled features.

Conditions associated with sliding glass doors may be reported in this category where deemed more appropriate to save redundant reporting.

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Comments:

Limitations: A few windows were not operated on account of inaccessibility due to obstructions. Those windows were mostly in good physical condition to the extent visible, except as noted.

- Relatively new vinyl windows on the house operated smoothly and were in exceptional condition, evidently recently installed.
- Relatively old, evidently original, wooden windows and aluminum storms were mostly intact and in good condition, except as noted.

Deficiencies:

- 2 of the basement window panes were cracked.



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- Storm window piece on the 2nd floor SW bedroom W window was broken.



- Condensation was observed between the panes of the old, possibly original lower level sliding glass door, evidently due to a poor sash seal. The effect is essentially cosmetic. Some companies advertise “de-fogging” of windows, the effectiveness of which Inspector has not confirmed.



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- 2 of the old wooden windows in the lower level and 2nd floor SW bedroom did not open, evidently having been over-painted. Over-painted windows may be able to be opened by carefully using a putty knife or similar object and hammer to break the paint.
- Some isolated screen damage was observed. Patching or re-screening recommended to keep out insects and other vermin. Screen kits and patches for small holes are available, and some hardware dealers repair screens.



X

X

I. Stairways and Access Ramps (Interior & Exterior)

Reporting of stairways and access ramps typically pertains to visible or accessible observations of structural soundness and safety considerations.

Common conditions of no functional significance, such as slight cosmetic damage, slightly wobbly rail balusters, and ordinary squeaking are typically not reported, nor are code matters pertaining to the height and depth of steps, unless they pose obvious functional issues or hazards in Inspector's judgment.

Conditions associated with features such as porches or decks may be reported in the porch, deck, and balcony category to save redundant reporting.

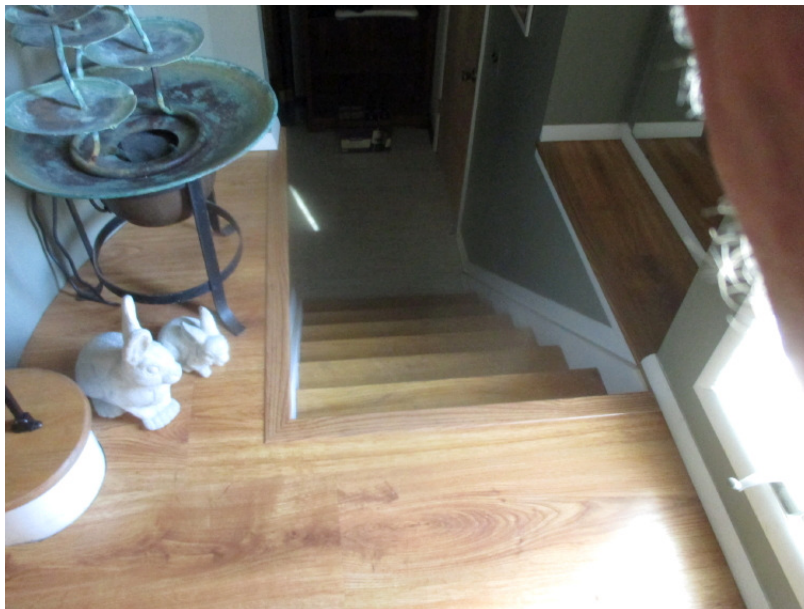
Comments:

- Stairways were observed to be firm underfoot and in good condition where visible, except as noted.

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I	NI	NP	D		Inspection item			

Deficiencies:

- Opening for the stairway to the lower level had no guard rails. Guard rails with no openings exceeding 4" in width into which small children could fall or get stuck are recommended on open sides of all stairway elevations exceeding 2 steps or 30 inches.



X

X

J. Porches, Balconies, Decks, and Carports

Observations pertaining to safety and structural soundness are typically reported. Code issues are typically not reported, except where obvious hazards were observed; nor are cosmetic defects typically reported, except for substandard work in new construction, or issues that are deemed to have potentially significant structural importance in the not too distant future.

Issues pertaining to porch roofs or balcony surfaces may be reported in the roof section where appropriate and/or to save redundant reporting.

Comments:

- Porch, balcony, and deck were generally in good condition, except as otherwise noted. Balcony and deck surfaces were evidently composite, and as such not subject to rot.

Deficiencies

- Noticeable spotty whitish formations were observed on the underside of the balcony consistent with mold or other fungal growth. This should be cleanable, the joists being of treated wood and the floor boards being moisture-resistant composite.

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- Deck boards were installed rather tightly against each other, so the surface had poor drainage. Separation of deck boards is typically recommended. This could result in a slippery surface due to wet debris, upon which algae, fungi, and moss could grow.



X

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K. Fireplace/Chimney

Reporting typically pertains to components and structure of the fireplace and fireplace chimney/flue to the extent such are accessible or visible. Matters pertaining to chimneys that also service heating systems, water heaters, etc. may be reported in either category to save redundant reporting.

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Comments:

- Fireplace was generally in good condition to the extent observable. Damper operated easily, and there were no indications of significant creosote buildup (sludgy deposits) observed in the chimney. Creosote can ignite and start a house fire that could spread beyond the chimney.

Deficiencies

- Chimney cap had no cover, and slight cracking of its crown was observed. Absence of a cover could enable vermin such as birds to enter the chimney, or even or raccoons, if tree branches grow near enough to the roof. A very sturdy cover is recommended, as raccoons can tear apart flimsy covers very easily.



X

X L. **Other**

Functional conditions observed during the inspection pertaining to other structural and/or landscaping matters not categorized elsewhere are typically reported here.

Comments:

- Driveway and other paved surfaces were generally in good condition, except for typical slight cracking and imperfections, and as noted.
- Fencing was generally functional and in good condition, except as noted. Fencing was short and not very sturdy, only suitable to contain small dogs or other pets of similar size that are too heavy to climb or unable to jump it.

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Deficiencies

- 2 patio pavers were missing and others were uneven due to tree roots, and adjacent concrete sections were observed on the far W side of the driveway, which could pose tripping hazards. Tree roots would have to be cut or the pavers reinstalled after leveling the patio to correct the patio pavers, taking care to ensure a good slope away from the house for drainage. Concrete on the driveway could be patched.



II. ELECTRICAL SYSTEMS

X

X A. Service Entrance and Panels

Reporting typically includes observations pertaining to the service entrance wiring, electrical panels and sub-panels to the extent such are safe and accessible to inspect.

Panels that cannot be opened with a screwdriver without undue difficulty (i.e., have screws that are rusted or badly over-painted in place) may not have been inspected. Such limitations are noted.

Code matters such as amperage of service are typically not reported, as codes change over time, unless such are related to observed functional issues or hazards, or potential issues that may arise in the future (such as water pipe grounding to galvanized piping that may be replaced soon).

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Comments:

- Service equipment was functional, generally in good condition, and safely wired according to standard practices at the time of installation to the extent observable, except as otherwise noted.
- Service equipment was functional and mostly in good condition to the extent observable, but had some significant issues observed, as noted below.

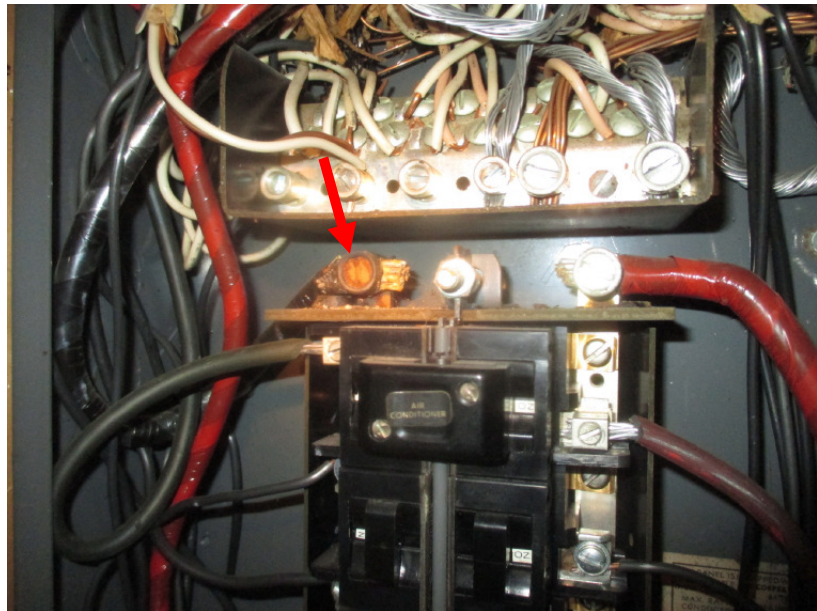
Deficiencies

- Exterior service cable was severely worn, with much of its outer insulation worn through completely, enabling water to enter the wiring.
- Corrosion was observed in the main panel, mainly on the L main terminal and some terminals of circuit breakers on the R side of the panel and their wires, especially in the 12 and 14 positions, evidently due water entry into the equipment via the deteriorated cable.
- Replacement of the cable and all corroded parts and cleaning of corrosion off affected wires are at a minimum recommended ASAP.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
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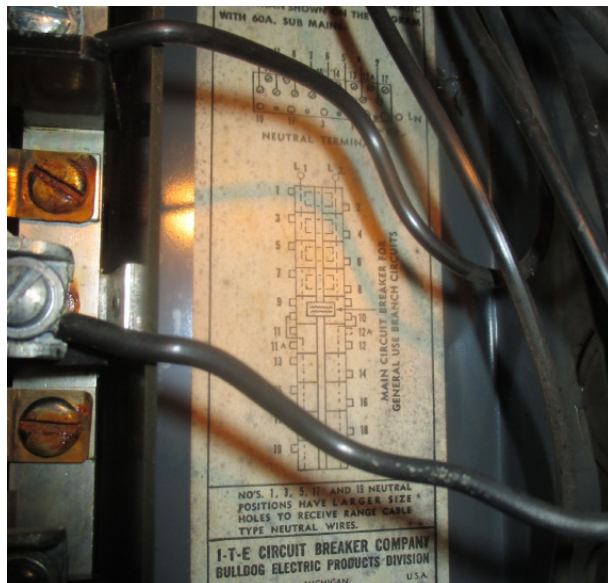


- Exterior AC cable was also worn to a lesser degree, but would also be advisable to replace.



- The main panel was of an outdated design, in which the maximum possible current allowable through the main service cable through the circuit breakers in the main section that branch off the main terminals ($60A + 40A + 30A + 15A + 50A = 185A$) could exceed the 100A rated capacity of the service cable, which could cause the main cable to overheat, creating a potential fire hazard.

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This was a customary panel configuration at the time of installation, and it is improbable for all circuits to be carrying such a high percentage of their current capacity at the same time for such a main cable overload to occur. Nonetheless, reconfiguration or replacement of the panel, main cable, and/or main section circuit breakers would be advisable to ensure safety, even though the panel may be "grandfathered."

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X

X **B. Branch Circuits, Connected Devices and Fixtures**

Reporting typically includes electrical receptacles, switches, fixtures, and general wiring conditions to the extent observable. Typically much of the wiring is concealed and some outlets may be obstructed by large and/or delicate furniture and personal possessions of occupants.

Comments:

- Outlets, switches, and fixtures that were tested or operated were observed to be in good condition and functioning properly, except as otherwise noted. Some light fixtures that were not readily accessible for changing their bulbs did not operate, but appeared to be in good condition. Its bulb may have just been burned-out.
- Some outlets were inaccessible for testing, obstructed by heavy furniture or other personal possessions of the occupants.
- Some outlets and/or fixtures were GFCI protected elsewhere, so if they do not operate it may be necessary to reset a GFCI outlet elsewhere, e.g., in another bathroom, the garage (for exterior outlets), elsewhere in the kitchen, etc. It is advisable to sticker outlets or switches as "GFCI protected" in such cases.

Deficiencies

- No weatherproof cover was observed on the exterior outlet in the rear above the deck. The outlet was also evidently not GFCI protected (see below).



- Light fixture in the rear off the lower level sliding glass door was not securely mounted, and did not turn on. The bulb may have been dead.

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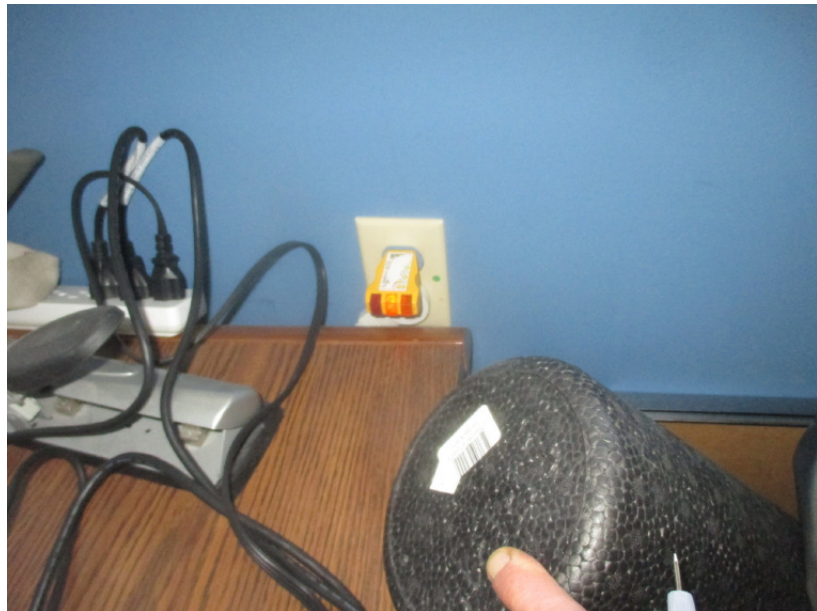


- Disconnected wires were observed in a junction under the basement ceiling, evidently intended for a light fixture, which had since been disconnected.



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- Non-grounded regular 3-hole outlets were observed in the lower level bedroom (marked with green dots). Non-grounded 3-hole outlets are not inherently hazardous, but falsely indicate grounding that is not present, and provide less protection against electric shock than grounded outlets. These most likely had a disconnected grounding wire at an “upstream” connection where there were several nearby ungrounded outlets, as grounded wiring was present throughout the house.



- Some outlets were difficult to use or had poor grounding contact (marked with yellow dots) due to over-painting. Painting of outlets is strongly discouraged for its effect on operation.



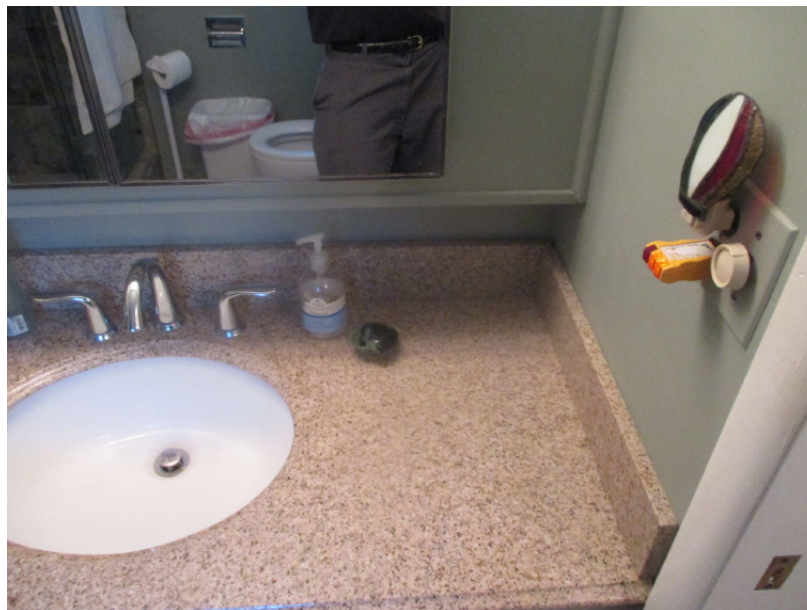
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- An outlet in the lower level den had no cover.



- Outlets were not ground fault circuit interrupter (GFCI) protected in most recommended locations.
It is recommended that outlets in potentially wet locations (e.g., near sinks, exterior, garage, unfinished basement areas) be GFCI protected to minimize the possibility of accidental electric shock, except where used for refrigerators, freezers, or other such equipment for which undesirable consequences could result in the event of an accidental trip of the GFCI.
When outlets are run from one another the first in the chain should be GFCI protected, which will also protect the others, if properly wired, and those identified with stickers provided with the GFCI outlet.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Reporting typically includes the operation, safety, and functionality of heating equipment. No dismantling of the equipment beyond removal of easily removable panels is required during an inspection.

Please note that elevated carbon monoxide (CO) levels may result from sources other than the heating equipment, such as traffic and construction outside the building and/or cooking inside the building. Therefore, inspector may be unable to make a reliable assessment of carbon monoxide leakage from heating equipment under such conditions. Ambient readings are taken as a matter of course when elevated CO is detected.

Comments:

- Relatively new (manufactured in 2008 per serial #) high (92%) efficiency gas, forced air furnace was observed to run smoothly and heat the air effectively, with no significant levels of carbon monoxide (CO) observed in the supply air. It is very important to have working carbon monoxide (CO) detectors in the most commonly used rooms (except kitchens) and any rooms in which people may fall asleep are in any building with a gas, forced air furnace, as even new units could have manufacturing defects.

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B. Cooling Equipment

Reporting typically includes the condition and performance of the cooling systems. Please note that operation of an AC unit when weather is not warm enough can cause damage. Such limitations are noted.

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It is recommended that the unit be serviced once a year by a licensed cooling specialist, especially when a unit is over 10 years old.

It is important that an AC unit grille be kept reasonably free of debris or obstructions to enable proper inflow into the unit. Such poor inflow can cause the fan motor to burn out and affect cooling performance.

Comments:

- AC system operated, and cooled the air effectively; with an observed supply air temperature of 57.5 degrees F after having been run for 25 minutes on when the outside air temperature was about 67 degrees F and the ambient temperature inside was about 72 degrees F.
- A unit of this age (manufactured in 2007 per serial #, and reportedly installed in 2008) is in the early to middle portion of the typical life expectancy of a central AC condenser. Annual servicing checkups are recommended.

X

C. Duct Systems, Chases, Vents, and Other Components

The condition and routing of the ducts, vents, flue systems, and filters is typically reported to the extent such are observable.

Other heating and cooling system features such as thermostats and boiler system heat distribution features including piping, radiators, etc., are reported in this section.

Comments:

- Flues, ducts, and other heating, cooling, and/or ventilation system peripherals were mostly observed to be serviceable, properly configured, and in good condition to the extent observable.

IV. PLUMBING SYSTEM

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X

A. Water Supply System and Fixtures

The condition and operation of accessible and visible water supply components are typically reported to the extent possible. Limitations such as lack of water service are noted.

Comments:

- Copper supply piping was observed to be generally in good condition to the extent it was visible. Water flow was good at all fixtures, with very little decrease observed when multiple fixtures were run at the same time. Fixtures were observed to be in good condition and functional, except as noted.

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection item	

Deficiencies

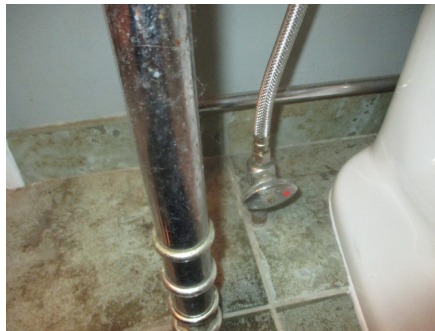
- Laundry sink hot water faucet was missing its handle and stuck, unable to be operated with a wrench with ordinary force. Faucet may need to be replaced unless it can be operated with a wrench after the stem is lubricated with hot water. Valves for the faucet were in the basement behind the laundry sink, and were not stuck.



- Many issues were observed with shut-off valves ("stops"). Valve for the 2nd floor bedroom bathroom was ineffective (marked with a red dot). Valve for the 2nd floor common bathroom and main floor lavatory toilets had no handles, and valves for the lower level bathroom toilet and several under sinks were stuck open (marked with yellow dots).
A stuck valve may be able to be operated by turning it very carefully with pliers or a wrench or unstuck by loosening its stem nut, if so designed (which could cause stem leakage if loosened too much). If it still does not operate properly, replacement is recommended.
Repair or replacement of any inoperative shutoff valves is advisable so it will be possible to work on fixtures individually without shutting off water elsewhere. It is important to use replacement valves that are compatible with the supply lines and conform to current codes.
It is important to have a shutoff valve near any toilet in case the toilet overflows due to a tank valve malfunction, preferably a ball valve that quickly and easily turns off with a quarter turn movement.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
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I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection item	

- Dripping was observed from the front exterior faucet when it was turned fully off. The faucet may be repairable with a new stem washer after turning off water to it.



X

X **B. Drains, Wastes, and Vents**

The condition and performance of waste-water drain and vent pipes are typically reported to the extent such are observable and/or functional.

REPORTING DOES NOT INCLUDE STANDALONE CLOTHES WASHER DRAINS OR SEPTIC SYSTEMS.

Comments:

- Drain, waste, and vent lines were observed to be a mix of mostly copper and cast iron main lines, with, with some brass, chromed brass or stainless steel, and updated PVC sections near fixtures. Underground sewer lines were typically sectional ceramic piping at the time of construction.

Updates were observed to be of professional quality, and drains performed well and were generally observed to be in good condition where visible, except as otherwise noted.

Old cast iron pipes are subject to deterioration as they corrode internally, and problems could arise at any time, though such issues tend to develop gradually.

Sectional ceramic sewer lines are subject to root penetration through their seams, and could eventually go out of alignment due to large roots or soil disturbances which would require major repair.

I=Inspected		NI=Not Inspected		NP=Not Present		D=Deficiency	
I	NI	NP	D	Inspection item			

Deficiencies

- Corrosion was observed on the seams of the overflow channel for the lower level bathroom sink. Such seams tend to eventually rust through and leak. No active leakage was observed when water was filled so it flowed into the channel.



X

C. Water Heating Equipment

The condition and general operation of water heating equipment are typically reported to the extent such are observable.

Comments:

- Water heater functioned well, and was observed to be generally in good condition, except as otherwise noted. The age (evidently installed in 2008) and overall condition of the unit were consistent with a unit more-or-less in the middle portion of the functional life expectancy of such a unit.

- Water drained from the bottom of the tank was relatively clear, and showed very little sediment.

Draining a few gallons of water from the bottom of the tank every month or two and/or the water heater once a year can help keep the tank relatively clean. As a water heater ages, its effective capacity may be reduced by calcium deposits in the tank, which would cause the hot water to run out soon and the water to heat relatively slowly.

A persistent "rusty" color in the water could indicate significant internal tank corrosion, in which case budgeting for replacement of the unit would be advisable, as the unit would have to be replaced if tank leakage occurs.

I=Inspected		NI=Not Inspected		NP=Not Present	D=Deficiency
I	NI	NP	D	Inspection item	

- Water drained from the bottom of the tank was noticeably discolored at first, but quickly cleared after a small amount had been drained; and showed very little sediment. The discoloration was most likely due to unit not having been drained recently.

Draining a few gallons of water from the bottom of the tank every month or two and/or the water heater once a year can help keep the tank relatively clean. As a water heater ages, its effective capacity may be reduced by calcium deposits in the tank, which would cause the hot water to run out soon and the water to heat relatively slowly.

A persistent "rusty" color in the water could indicate significant internal tank corrosion, in which case budgeting for replacement of the unit would be advisable, as the unit would have to be replaced if tank leakage occurs.

- The temperature/pressure relief ("T/P") valve operated when tested. The T/P valve should be periodically tested to ensure that it works, being a very important safety feature, which would prevent the unit from exploding if it overheats due to a temperature control malfunction.

It is best to test the valve during business hours in case it does not fully close and drips after being opened. Tapping the valve sharply with an object such as a screwdriver can often re-seat the valve if there is dripping from the valve after it is tested.

X

A. Dishwasher

Reporting typically includes the operation of the unit, with notation of any obvious defects. Matters such as performance of internal components and cleaning performance are beyond the scope of such an inspection, and typically not reported. Related plumbing or electrical issues may be reported here.

Comments:

- Dishwasher was run and was observed to be functional and generally in good condition.

X

X **B. Food Waste Disposer**

The condition and operation of the food waste disposer ("garbage disposal") are typically reported to the extent observable. Related plumbing or electrical issues may be reported here.

Comments:

- Food waste disposer was briefly run, and observed to be functional and generally in good condition.

X

X **C. Mechanical Exhaust Vents and Bathroom Heaters**

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I	NI	NP	D	Inspection item	

Operation of such units, observing sound, intake (if possible), and ductwork for exhaust fans and bathroom heaters is typically reported. Performance and condition of wall heaters or radiant floor heating systems may be reported in the heating section.

Comments:

- Main level half bath exhaust fan was functional and in good condition. Properly configured ductwork and venting that appeared to be for the fan was observed where visible.

Deficiencies

- Lower level bathroom exhaust fan did not function, and had no cover. It was evidently a plug-in unit, and made a humming sound, so there was evidently power. Most likely the fan was stuck or its motor seized. Replacement units should be available.



Paper not drawn in

X

X **D. Garage Door Operator(s)**

Reporting typically includes the condition and operation of the garage door operator, including optical auto-reverse mechanisms. Pressure-sensitive mechanisms are typically not tested for operation on account of the possibility of damage caused by such testing.

Comments:

- Garage door operator and optical auto-reverse sensor mechanism functioned properly when activated with the push-button switch.

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I	NI	NP	D	Inspection item	

Deficiencies

- Sensors for the safety auto-reverse mechanism were installed rather low, at about 3" of elevation. This could enable nuisance triggering by debris such as leaves on the ground. It is recommended that sensors be installed facing each other about 4-6" above the floor. The sensors are secured with clips that should not be difficult to move.

X

E. Doorbell and Chimes

Doorbells or chimes are typically not inspected. If any such optional inspection was done, the general condition and operation are reported

Comments:

- Front door bell sounded when its button was pressed.

X

F. Dryer Vents

Dryer vents are typically not inspected. If any such optional inspection was done, the condition and the routing of ducts where visible and accessible are typically reported.

PLEASE NOTE THAT USE OF CORRUGATED PLASTIC CLOTHES DRYER VENTS CAN POSE A FIRE HAZARD, AND SUCH VENTS SHOULD BE REPLACED WITH FIRE-SAFE (PREFERABLY METAL) VENTS.

Comments:

- A metal vent was observed where visible. Vent may be personal property of the owner, and not included in the real estate.

X

G. Gas Supply Systems

Inspection of gas supply systems was limited to the condition of all accessible and visible gas piping, and possible safety concerns. Gas leak testing is beyond the scope of such an inspection, but reporting may include observations (such as odors) consistent with possible gas leakage, if such are observed.

Comments:

- Gas piping was observed to be functional and generally in good condition where visible.

X

X **H. Other**

This inspection may have included various other systems or built-in appliances not categorized above, reporting pertaining to which typically includes operation (if possible), general condition, and obvious defects.

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I	NI	NP	D	Inspection item	

Comments:

- Sump pump ran when its float was lifted, and sounds consistent with its operation were observed by Inspector when outside. The unit and peripherals were properly installed to the extent observable, except as noted.

Deficiencies:

- Sump had no cover. A cover is recommended to keep debris out of the sump, and for the safety of small children and pets.



InterNACHI ID# 04081281
Evergreen Home Inspections
phone:(313) 320-6514
email: b387@sbcglobal.net