

Inspection Report (1 year home warranty)



42160 Sample Dr., Novi, MI 48375

Inspection Date: June 3, 2018

Prepared By:

Evergreen Home Inspections

telephone: 313-320-6514 fax: 313-336-0026

For: Alf Neumann

Inspector: Frank Bartlo

Michigan Builder's License #: 2101157200

International Association of Certified Home Inspectors #: 04081281

Scope of the Inspection and this Report

The property was inspected for defects due to premature failure and improper work for the Client's 2 year home warranty.

Definitions, Limitations, and General Recommendations

Please note the following limitations and general information and recommendations pertinent to this report:

1. 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.
2. Areas that were inaccessible or deemed unsafe to inspect were not inspected. There may be hidden defects in those areas, of which there was no evidence at the time of the inspection. It is beyond the scope of the inspection to change light bulbs where fixtures are not readily accessible on foot due to time constraints, but inspector may do so upon client's request, in which case Inspector may charge extra for doing so.
3. This report pertains to the condition of the property *at the time of the inspection*. Inspector cannot guarantee the condition of the property will remain the same at any later date.
4. Inspector is a "general practitioner," *not* a specialist. However thorough an inspection may be, it is *not* intended to be technically exhaustive. 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.
5. While this report may include some code references, *the inspection was not a code inspection*, and its purpose was to inspect the condition and operation of features at the time of the inspection. Building codes frequently change, and items that may not be up to current code may nonetheless be functional and safe under normal use.
6. It is recommended that Client secure the services of licensed professionals for repairs or (if accepting the property "as is") repair estimates of any defects noted herein prior to closing of escrow, expiration of home warranty, advertising or listing the property for sale, or such other pertinent date after which Client may be less able to effectively address such issues.

Weather: **mostly cloudy with light winds, becoming clear and windy, temperature about 70F**

Natural gas: **on**

Electric: **on**

Water: **on**

Approximate year built: **2016**

Construction: **wood frame colonial, with mostly brick, vinyl, and wood exterior**

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

Present at inspection: **Inspector, Clients**

Deficiencies

Leakage: basement ceiling. Indications of leakage and elevated moisture were observed in the basement ceiling area below the front door and nearby I-beam. Client/owner reported such leakage was most pronounced during rains with SE winds. These observations were consistent with leakage through the door threshold.



Area Client noticed leakage – note rust stain and sandy deposits consistent with insect activity



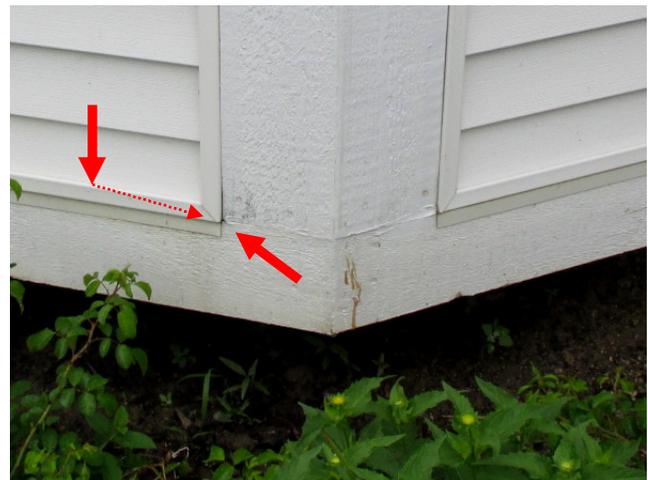
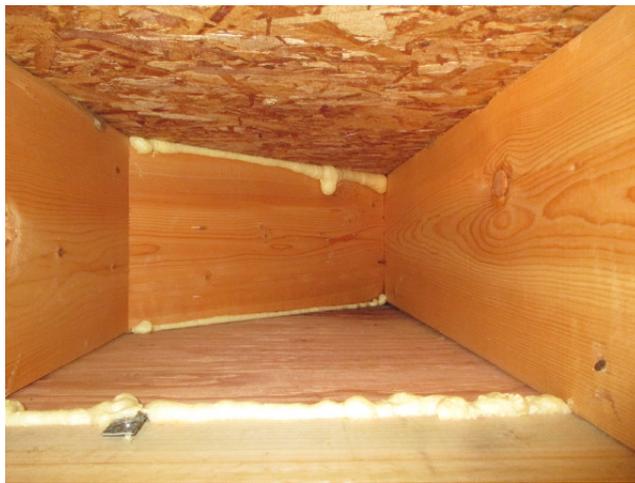
Wood below threshold – note stains, ant activity, and elevated moisture readings



Door threshold through which water may enter, with sandy deposits like below



Leakage: bay window. Moisture was observed under the living room bay window. This was most likely due to poorly configured siding below windows, with a “J” channel above wooden trim, which tends to hold water from rain falling on it. A “Z” flashing was observed, which evidently did not fully shed water at the corners where said water evidently ran out.



Gaps in window caulk. Noticeable gaps were observed in the caulk around the 2nd floor SE bedroom window and circular window above the front door, through which water may be able to enter and heat can pass.



Masonry cracks and mortar gaps. Masonry was noticeably cracked near the ground near the N end of the E side, through which water could enter. Numerous gaps were observed in the exterior masonry all around the structure. No indications of leakage were observed, but the condition of underlying materials could not be determined.





Gaps between soffit and roof; birds. Gaps were observed between the soffit and roof line, in which birds were evidently nesting. Such gaps could also enable vermin such as wasps and mice to enter the structure if there is passage into walls or attic spaces.

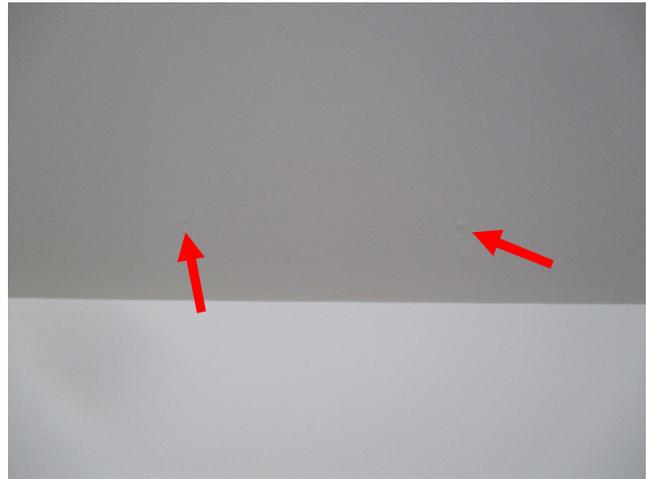
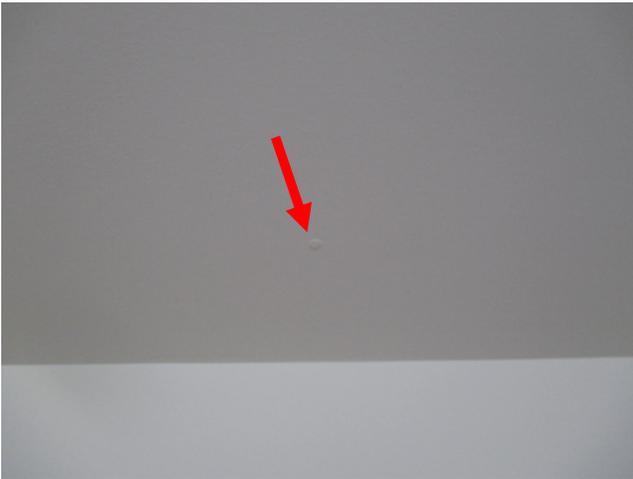


Sump pump. Sump pump did not operate when its float was initially lifted. The pump eventually ran after having sharply lifted the float several times, but would evidently not operate normally. Client said it had not been running lately, which was consistent with the initial observations. Float switch most likely needs to be replaced.



Note float fully up, water undisturbed (not running)

Ceilings: popping nails. A few popping nails were observed on the ceilings in the living room and dining room. Such issues tend to be difficult to see in pictures.



Other matter of concern

Electrical: grounding not visible. No visible electrical service grounding connection was observed. A 6 gauge stranded wire consistent with such a grounding wire was observed, which was cut off at a multi-connection terminal, which did not have any visible continuity to an external grounding rod or other obvious grounding connection.

The main water supply pipe was evidently plastic, and therefore unsuitable for electrical grounding. A connection to one or more rods embedded in the foundation could be present that was not visible. 3 wires consistent in appearance with grounding wires were observed in the main panel, so evidently the service was properly grounded.

