

Inspection Report

Northville, MI 48168



Inspection Date April 13, 2016
Client [REDACTED]
Inspector Apollo Zimmerman
734-858-8491



A-Z MICHIGAN
HOME INSPECTION

A-Z Michigan Home Inspection

Table of Contents

- 1. Executive Summary**
- 2. General Information**
- 3. Definitions**
- 4. Scope of Inspection**
- 5. Building Exterior**
- 6. Roof**
- 7. Building Structure**
- 8. Electrical**
- 9. HVAC**
- 10. Plumbing**
- 11. Room Components**
- 12. Balconies, Decks and Porches**
- 13. Fireplace and Chimney**
- 14. Landscaping and Hardscaping**
- 15. Appliances**

Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Significant Concerns

Safety Concerns

Room Components

- 1. Window(Basement): Exposed nails

Items Not Operating

None

Major Concerns

Roof

- 2. Roof Material(Exterior: Roof View): Missing

Budget to Replace

None

Needs Further Evaluation

Plumbing

- 3. Water Heater(Basement): Casing damaged

Items to Monitor

Room Components

- 4. Floor(Basement): Cracking with no evidence of moisture intrusion

Maintenance Items

Building Exterior

- 5. Downspout(Exterior: Ground View): Extension discharges to an obstacle
- 6. Downspout(Exterior: Ground View): Reference
- 7. Exterior Trim(Exterior: Ground View): Caulk has holes or gaps
- 8. Siding(Exterior: Ground View): Mortar missing/deteriorated

Roof

- 9. Roof Material(Exterior: Roof View): Damaged in isolated areas
- 10. Roof Material(Exterior: Roof View): For reference

Building Structure

- 11. Foundation Wall(Basement): Exhibits vertical cracking with evidence of moisture intrusion

Electrical

12. Ceiling Fan(Family Room): Does not light

HVAC

13. Air Conditioner(Exterior: Ground View): Reference only

14. Furnace(Basement): In need of cleaning

15. Furnace(Basement): Reference

Plumbing

16. Main water valve(Basement): Reference

17. Sink(Kitchen): Faucet is leaking

18. Sump Pump(Basement): Reference

19. Water Heater(Basement): Reference

Room Components

20. Insulation(Attic): Reference

21. Stair(Hallway and Stairs): Ballusters are loose

22. Window(1st Bedroom, 3rd Bedroom): Hardware is missing or broken

Balconies, Decks and Porches

23. Balcony, Deck or Porch(Exterior: Ground View): Not currently stained or weatherproofed.

24. Balcony, Deck or Porch(Exterior: Ground View): Splitting wood

25. Balcony, Deck or Porch(Exterior: Ground View): Damaged

Landscaping and Hardscaping







26. Driveway(Exterior: Ground View): Reference

General Information

- Occupancy: Occupied

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

	Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
	Marginal	The item is working, but has at least one concern that is beyond cosmetic.
	Poor	Is operating, but has at least one major concern with its operation.
	Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
	Not working	Was not working at the time of the inspection.
	Not Inspected	Was not inspected. The reason is typically indicated.

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection is not technically exhaustive.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

Building Exterior

Descriptions:

- Gutter
- Material: Aluminum

Disclaimers:

None

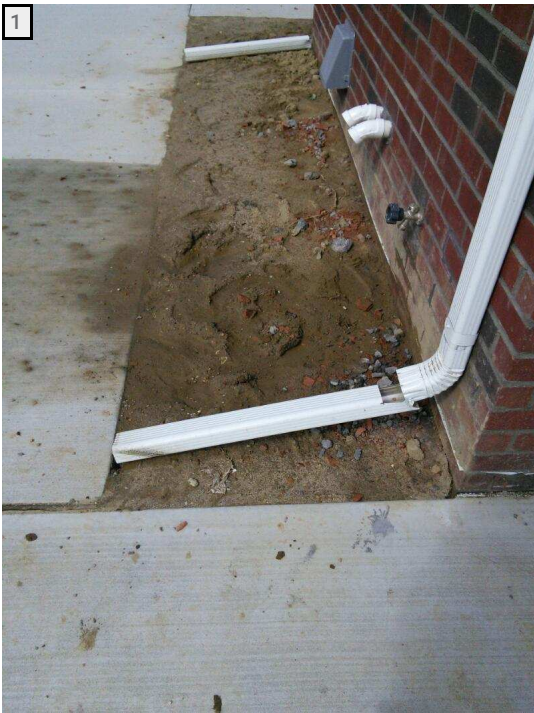
Concerns and Observations:

- ✓ Downspout

Minor Concern

✓ Extension discharges to an obstacle

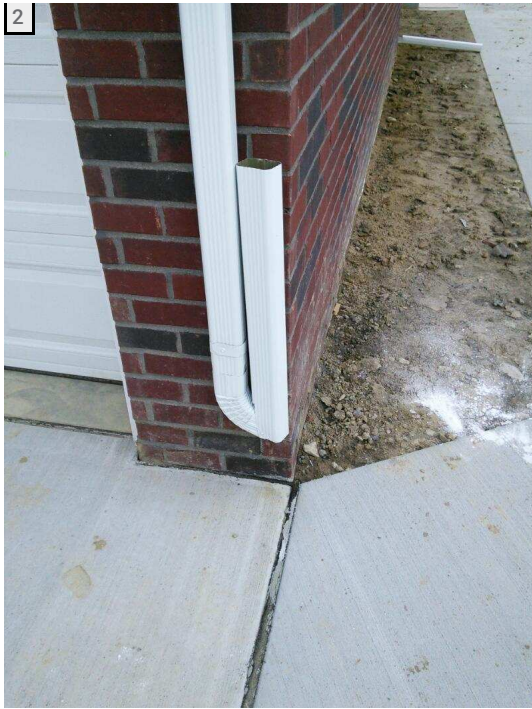
Location	Exterior: Ground View
Impact	The obstacle prevents rain water from discharging away from the foundation increasing the risk of moisture intrusion
Suggested Action	Replace the extension to be away from the obstacle



Minor Concern

✓ Reference

Location	Exterior: Ground View
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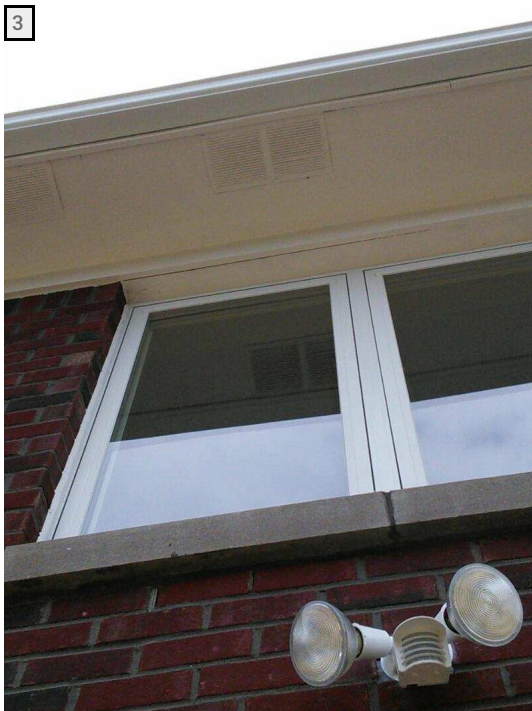


- ✓ Eave
- ✓ Exhaust Vent
- ✓ Exterior Trim

Minor Concern

✓ Caulk has holes or gaps

Location	Exterior: Ground View
Impact	The gaps could allow for moisture and insect intrusion which may cause cause damage to the wood over time
Suggested Action	Repair the caulking

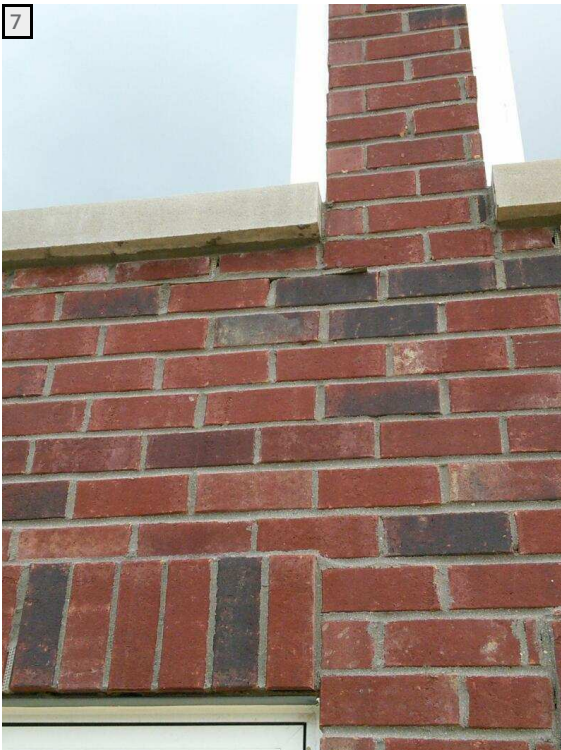
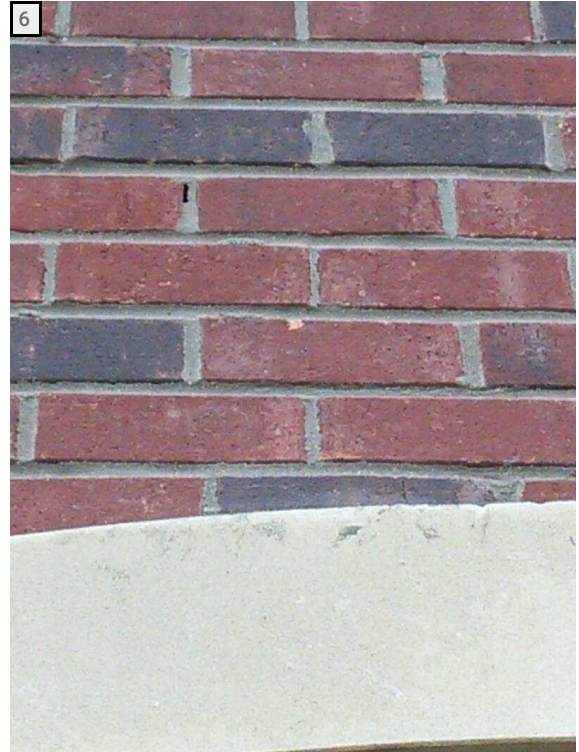


- ✓ Gutter
- ✓ Siding

Minor Concern

✓ Mortar missing/deteriorated

Location Exterior: Ground View
Impact Possible moisture or pest entry



Roof

Descriptions:

Disclaimers:

None

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Plumbing Vent
- ⬇ Roof Material

Major Concern

⬇ Missing

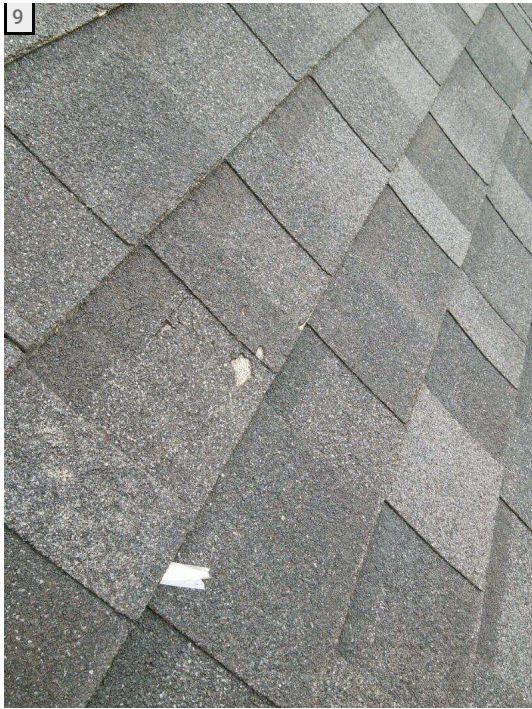
Location	Exterior: Roof View
Impact	Without roof covering, the underlying sheathing is highly likely to become damaged
Suggested Action	Replace the missing roof material



Moderate Concern

⊖ Damaged in isolated areas

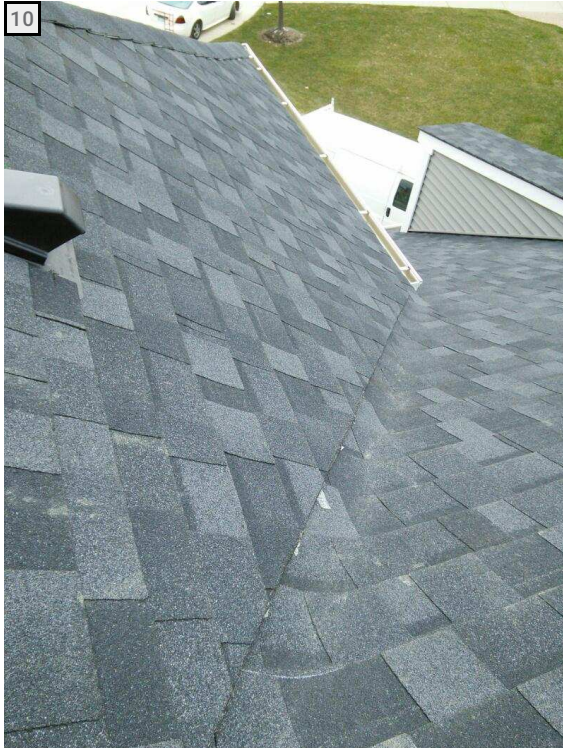
Location	Exterior: Roof View
Impact	The damaged areas may expose the underlying sheathing to potential water damage
Suggested Action	Replace the roof material in the damaged areas

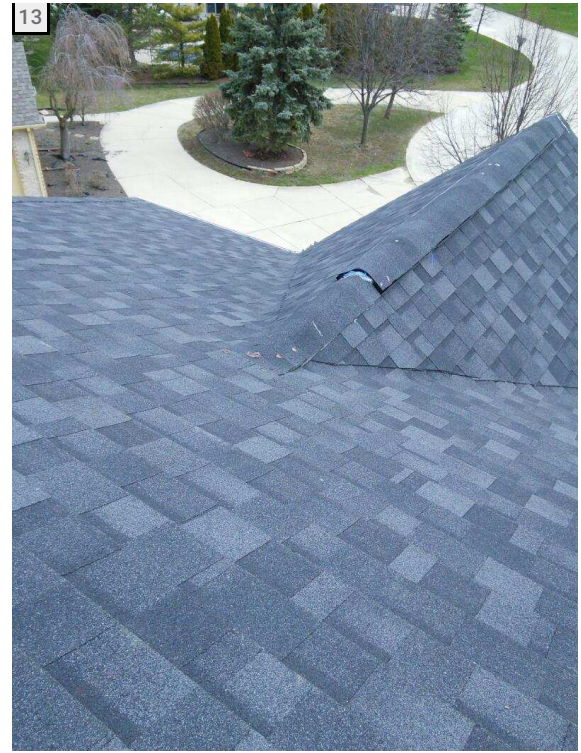
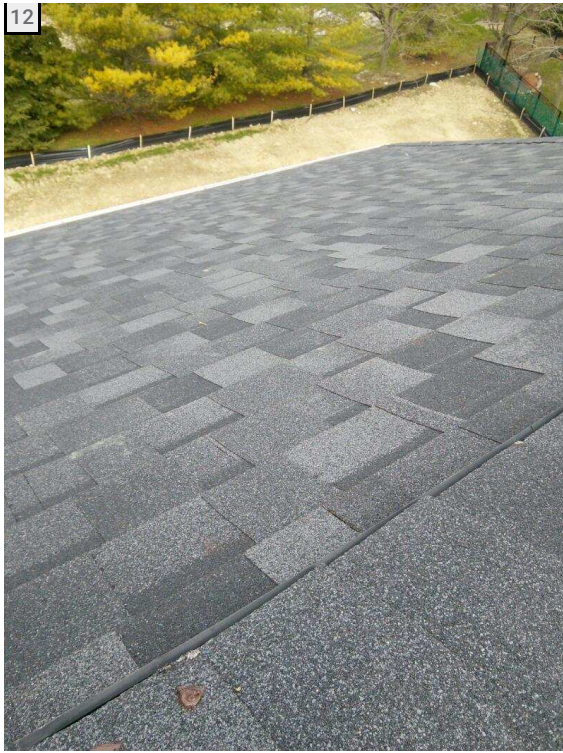


Minor Concern

✓ For reference

Location Exterior: Roof View





✓ Roof Sheathing

Building Structure

Descriptions:

Roof Structure

- Roof Pitch: Medium

Disclaimers:

None

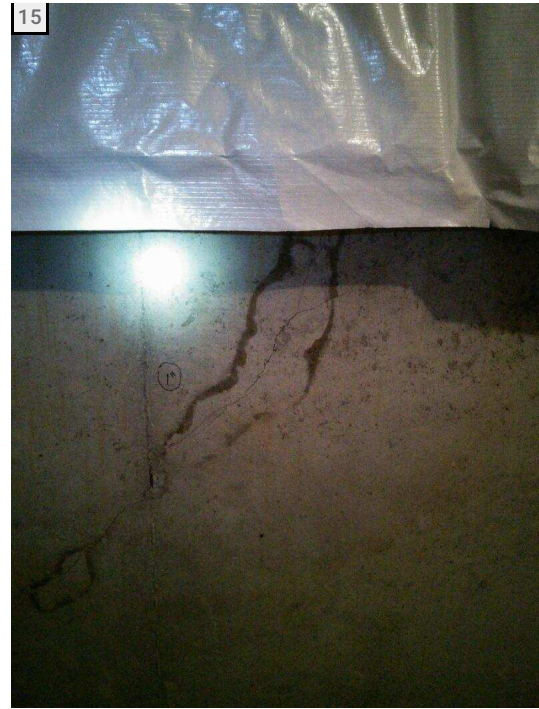
Concerns and Observations:

- ✓ Basement / Crawl Space Ventilation
- ✓ Beam
- ✓ Column / Pier
- ⊖ Foundation Wall

Moderate Concern

⊖ Exhibits vertical cracking with evidence of moisture intrusion

Location	Basement
Impact	The moisture leaks may cause damage to basement finishings
Suggested Action	Have epoxy injected into the crack by a licensed waterproofing contractor



- ✓ Joist
- ✓ Rafter
- ✓ Roof Structure
- ✓ Truss

Electrical

Descriptions:

Electrical service

- Rating: 240 Volts
- Service Entry Style: Underground
- Location: Exterior: Ground View

Electric service panel

- # of 110 Volt Circuits: 21
- # of 220 Volt Circuits: 2
- Circuit Breaker Size: 200
- Manufacturer Name: Eaton
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Aluminum
- Location: Basement

Wiring

- Wiring Method: Conduit

Disclaimers:

None

Concerns and Observations:

- ✓ Ceiling Fan

Minor Concern

✓ Does not light

Location Family Room

Impact If intended to light as others in home address.



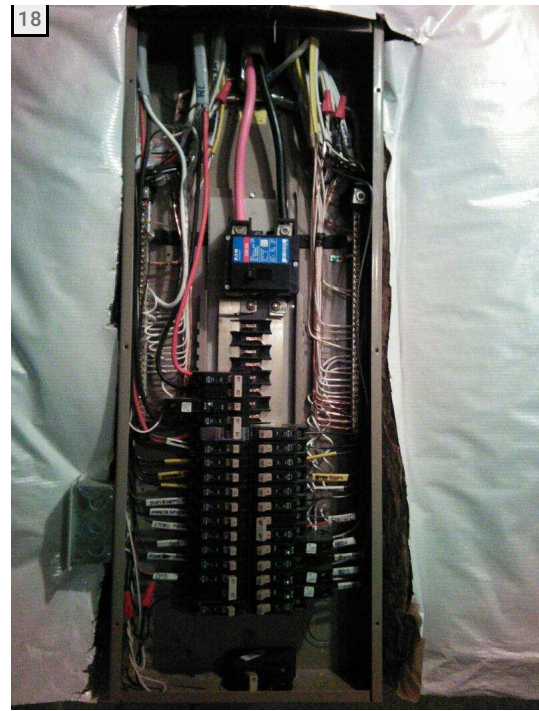
✓ Door Bell

✓ Electric service panel

In Working Order

✓ no concerns - photo for reference only

Location Basement



✓ Electrical service

In Working Order

✓ no concern - image shown for reference

Location Exterior: Ground View



- ✓ GFCI
- ✓ Kitchen / Bath Exhaust
- ✓ Light Fixture
- ✓ Outlet
- ✓ Range Hood

- ✓ Smoke Alarm
- ✓ Switch
- ✓ Wiring

HVAC

Descriptions:

Air Conditioner

- Air Conditioner Type: Split
- Air Distribution Method: Ducts
- Energy Source: Electric
- Manufacturer Name: Goodman
- Maximum Fuse/ Breaker Rating: 50
- Model Number: gsx130601bc
- Serial Number: 1507280876
- Year Built: 2016
- Location: Exterior: Ground View
- [Manual](#)

Air Conditioner

- Location: Basement

Furnace

- Capacity: 120,000 btu/hr
- Efficiency: High-efficiency
- Energy Source: Gas
- Heat Distribution Type: Forced Air
- Manufacturer Name: Goodman
- Model Number: gmss921205dnaa
- Serial Number: 1511159137
- Year Built: 2015
- Location: Basement
- [Manual](#)

Thermostat

- Location: Dining Room

Thermostat

- Location: Living Room

Thermostat

- Location: Family Room

Disclaimers:

None

Concerns and Observations:

✓ Air Conditioner

Minor Concern

✓ Reference only

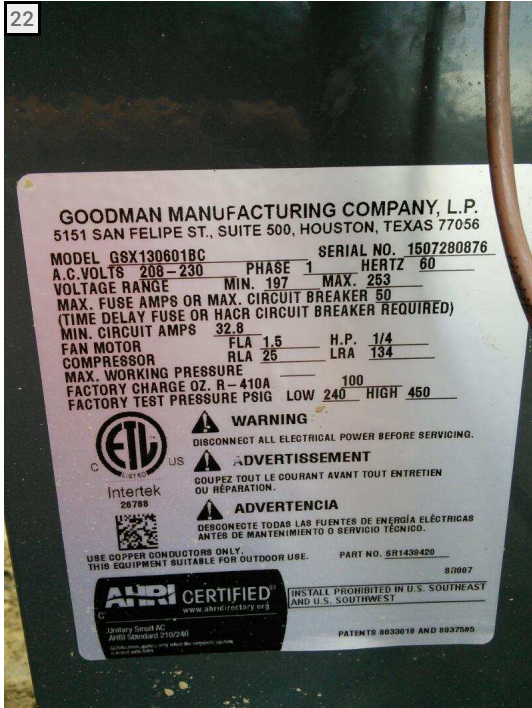
Location Exterior: Ground View



In Working Order

✓ Manufacturer data plate

Location Exterior: Ground View



✓ Ductwork

○ Furnace

Moderate Concern

⊖ In need of cleaning

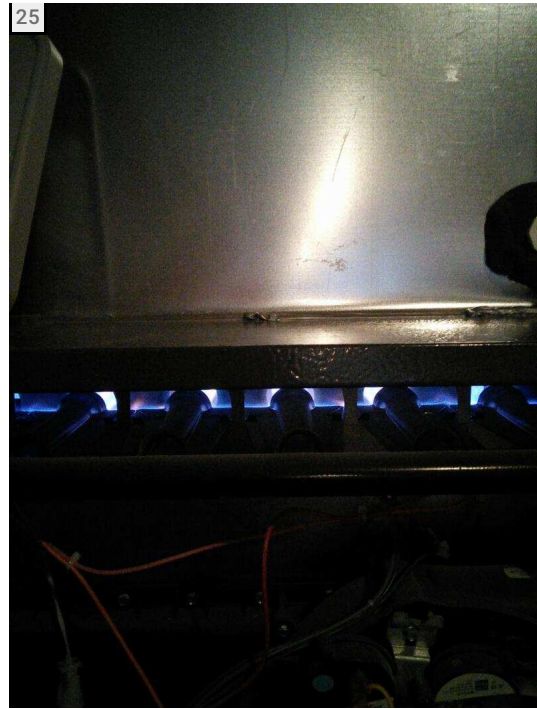
Location	Basement
Impact	A dirty furnace runs less efficiently
Suggested Action	Have the furnace cleaned and serviced by an HVAC service professional. Put the furnace on an annual maintenance program to ensure long term safe and optimal operation



Minor Concern

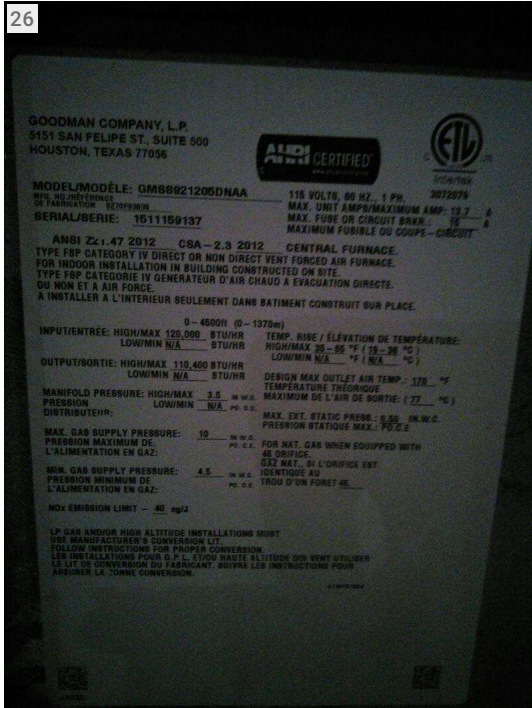
✓ Reference

Location	Basement
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In Working Order

- ✓ **Manufacturer data plate**
Location Basement



- ✓ Humidifier
- ✓ Thermostat

Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: Copper
- Water Supply Piping Material: Copper

Water Heater

- Btu Or Watt Input Rating: 40,000 btu/hr
- Capacity: 50 gal
- Energy Source: Natural gas
- Manufacturer Name: American
- Model Number: pvg6250s40nvs 200
- Type: Recovery
- Year Built: 2016
- Location: Basement
- [Manual](#)

Main water valve

- Location: Basement

Waste discharge pipe

- Plumbing Waste Piping Material: PVC

Disclaimers:

- Sump Pump - Unable to inspect sump pump. Cap sealed in place.

Concerns and Observations:

- ✓ Foundation drainage system
- ✓ Fuel lines
- ✓ Hose Bibb
- ✓ Main fuel supply

In Working Order

✓ shown for reference

Location Exterior: Ground View



✓ Main water valve

Minor Concern

✓ Reference

Location Basement

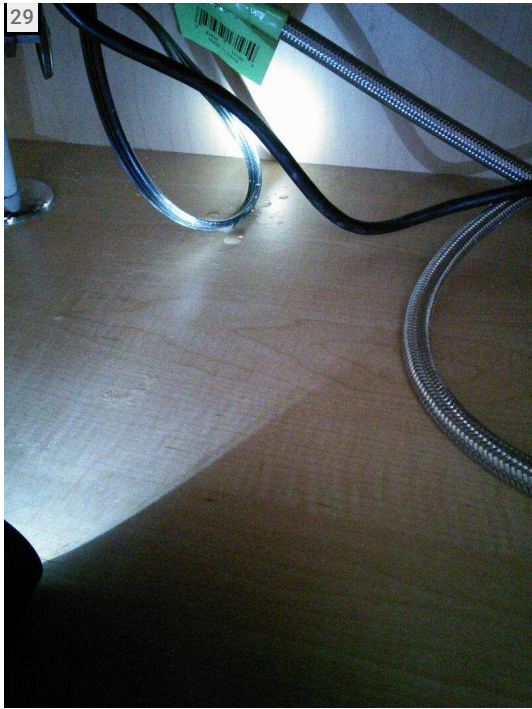


- ✓ Shower / Tub
- Sink

Moderate Concern

– Faucet is leaking

Location	Kitchen
Impact	The leak may become a nuisance. If not repaired, calcium deposits may form at the base of the valve and water may begin to leak into the vanity
Suggested Action	Repair the handle valve or replace the entire faucet assembly

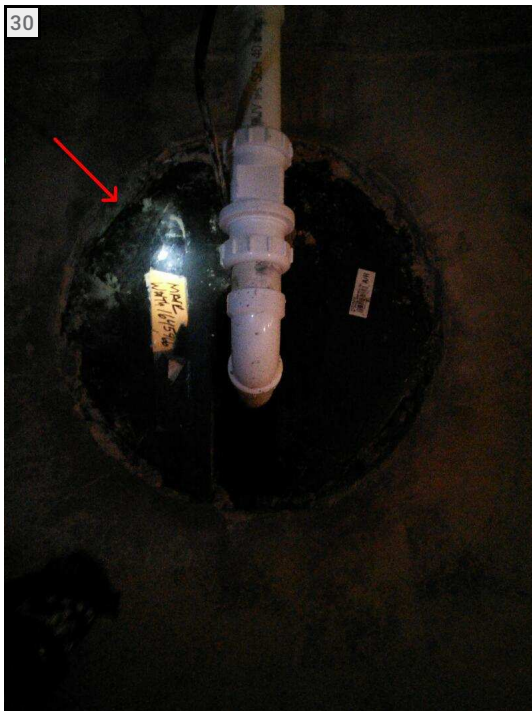


✓ Sump Pump

Minor Concern

✓ Reference

Location Basement



Cement covering lid. Unable to remove to test pump. Have cement chiseled away.

✓ Toilet

✓ Waste discharge pipe

Water Heater

Possible Concern

Casing damaged

Location	Basement
Impact	May be sign of dropped unit. Possible internal damage.
Suggested Action	Inquire or have replaced with non damaged.



Minor Concern

Reference

Location	Basement
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✔ Water Pipe

Room Components

Descriptions:

Exterior door

- **Material: Metal**

Overhead Door

- **Material: Steel**

Window

- Window Glass Type: Double pane

Insulation

- Approximate Depth: 13
- Insulation Style: Blown in loose fill fiberglass
- R-value: 38

Disclaimers:

None

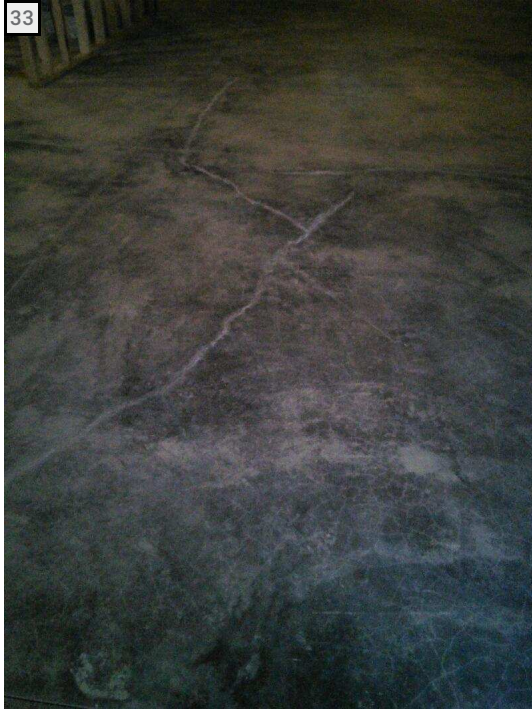
Concerns and Observations:

- ✓ Cabinet
- ✓ Ceiling and Wall
- ✓ Countertop
- ✓ Exterior door
- ✓ Fire wall
- ✓ Floor

Observation To Monitor

✓ **Cracking with no evidence of moisture intrusion**

Location	Basement
Impact	The cracking may allow for moisture intrusion
Suggested Action	Monitor for evidence of moisture intrusion or heaving. Should any moisture appear, recommend evaluation for repair by a licensed waterproofing contractor. Should heaving occur, recommend evaluation by a structural engineer.



✓ **Garage door opener**

✓ **Insulation**

Minor Concern

✓ **Reference**

Location Attic



In Working Order

✓ Reference

Location Attic



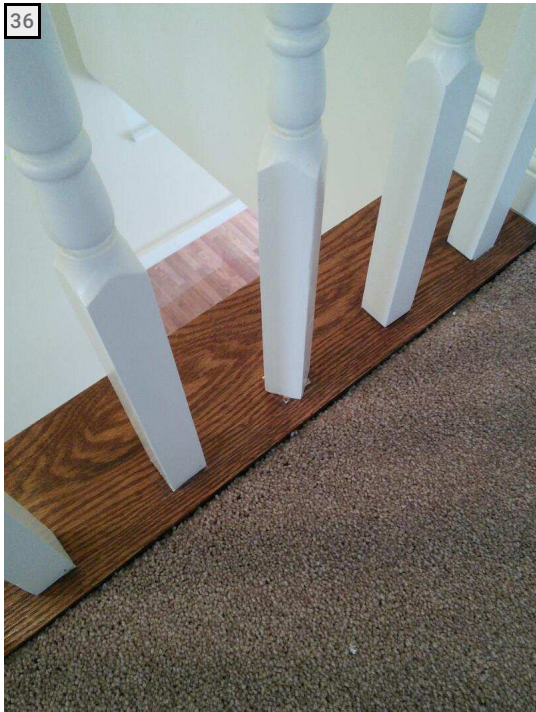
- ✓ Interior Door
- ✓ Interior Trim
- ✓ Interior service door
- ✓ Overhead Door
- ✓ Register / Return
- ✓ Screen

✓ Stair

Minor Concern

✓ **Ballusters are loose**

Location	Hallway and Stairs
Impact	The ballusters could further loosen and eventually fall out
Suggested Action	Remove, resecure and reinstall the ballusters



✓ Vanity

⚠ Window

Safety Concern

⚠ **Exposed nails**

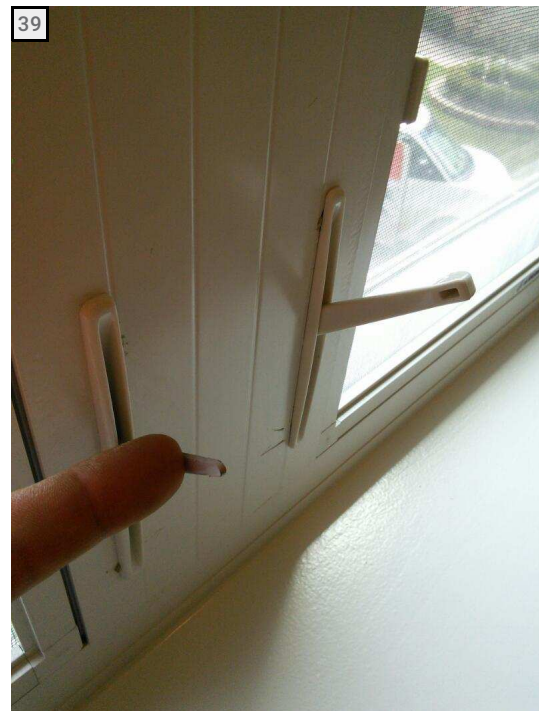
Location	Basement
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Moderate Concern

⊖ Hardware is missing or broken

Location	1st Bedroom, 3rd Bedroom
Impact	With insufficient hardware, it is difficult to open the window
Suggested Action	Replace the hardware



Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Wood

Disclaimers:

None

Concerns and Observations:

– Balcony, Deck or Porch

Moderate Concern

– Not currently stained or weatherproofed.

Location	Exterior: Ground View
Impact	Leaved unsealed will shorten the life of the deck.
Suggested Action	Restain and/or reseal with a weather resistant sealer



Moderate Concern

– Splitting wood

Location	Exterior: Ground View
Impact	In time will worsen.
Suggested Action	Replace



Minor Concern

✓ **Damaged**

Location Exterior: Ground View



Fireplace and Chimney

Descriptions:

Disclaimers:

None

Concerns and Observations:

- ✓ Chimney

Landscaping and Hardscaping

Descriptions:

- Driveway
 - Material: Asphalt

Disclaimers:

None

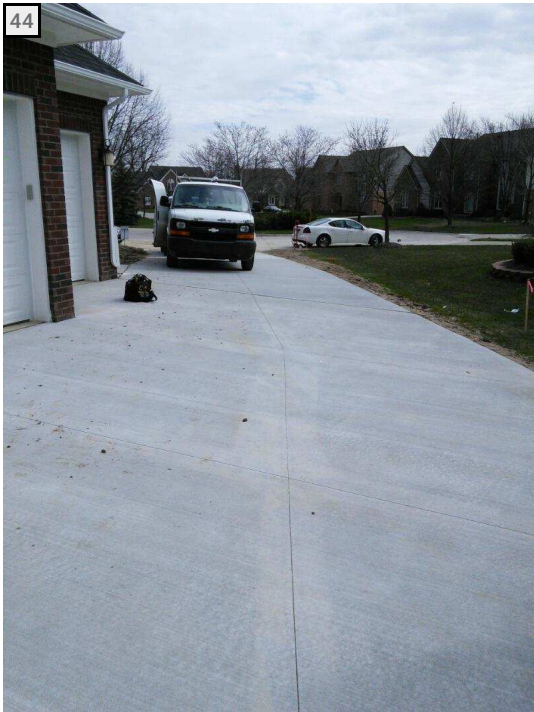
Concerns and Observations:

- ✓ Drainage and Grading
- ✓ Driveway

Minor Concern

- ✓ Reference

Location Exterior: Ground View



- ✓ Landscape Feature
- ✓ Patio and walkway
- ✓ Stair and Stoop

Appliances

Descriptions:

Dryer

- Energy Source: Gas
- Venting Location: Wall

Oven/Range

- Energy Source: Gas

Disclaimers:

None

Concerns and Observations:

- ✓ Dishwasher
- ✓ Dryer
- ✓ Microwave Oven
- ✓ Oven/Range

In Working Order

✓ Reference

Location Kitchen



- ✓ Refrigerator
- ✓ Washer