

# **Inspection Report**

## **Jane Smith**

## **Property Address:**

123 Riverside Drive Petoskey Michigan 49770



**Big Moose Home Inspections, Inc.** 

Jim Hanna Nachi Certified Home Inspector 1-800-531-0233



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## Big Moose Home Inspections, Inc.

**Smith** 

<b>Date:</b> 9/1/2023	<b>Time:</b> 02:00:00 PM	Report ID: Sample Report
<b>Property:</b> 123 Riverside Drive Petoskey Michigan 49770	<b>Customer:</b> Jane Smith	Real Estate Professional:

#### **Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit <u>and if no other comments were made</u> then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

**Repair** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Investigate** = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

Standards of Practice: NACHI License: Approximate age of building:

InterNACHI International Association of Jim Hanna, No. 19032211 122 Years

**Certified Home Inspectors** 

Temperature: Weather: Wood Destroying Insect (WDI):

80-90 Degrees Hot and Humid Yes

## 1. Structural Systems

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## **Styles & Materials**

Foundation: Floor Structure: Roof Structure:

Masonry block Wood floor joist Rafters

Roof-Type: Method used to observe attic:

Gable Crawled

#### **Items**

1.0 FOUNDATIONS, BASEMENTS (Report signs of abnormal water penetration into the building or signs of abnormal condensation on building components.)

**Comments:** Inspected

(1) Foundation walls of basement were finished and therefore could not be fully inspected in these areas. No visible defects or structural damage was evident from the visible sections viewed, unless otherwise indicated.









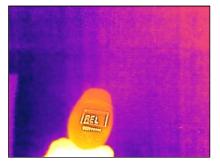


(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and downspout drain lines for proper drainage away from the home. Also, the grading should be pitched away from the home. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.





(3) The moisture meter was reading that the foundation has moisture left of the hot water heater that appears to be seeping in from the outside, possibly from the sprinkler system hitting the house. Recommend a qualified contractor further evaluate and repair.











#### 1.1 FLOORS (Structural)

Comments: Inspected

The floor structure appeared in overall satisfactory condition from the visible sections viewed. There were no signs of moisture damage in areas viewed. Due to the finished ceilings in basement not all of the floor structure could be inspected.





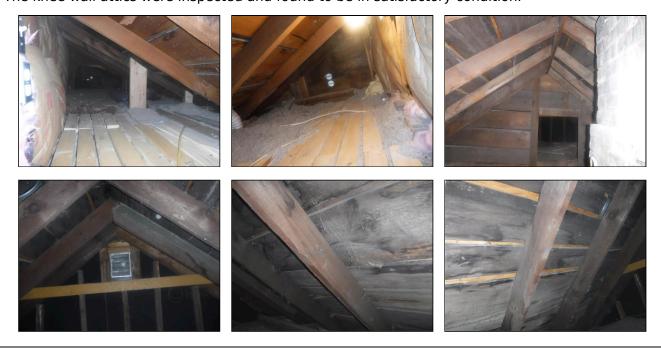
#### 1.2 ROOF STRUCTURES & ATTICS

Comments: Inspected

(1) There was no main over the ceiling attic. Roof structure, examined from the interior and exterior, showed no visible defects or moisture damage.



(2) The knee wall attics were inspected and found to be in satisfactory condition.



The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### **Items**

#### 2.0 SIDING, WALL CLADDING, FLASHING & TRIM

**Comments:** Inspected

The vinyl siding was in overall satisfactory condition.



#### 2.1 EAVES, SOFFITS & FASCIAS

**Comments:** Inspected

(1) Trim, soffit, and fascia appeared to be all intact and in satisfactory condition, unless otherwise indicated.





(2) There was a loose piece of soffit trim on front gable end of the house. Recommend repair as needed.



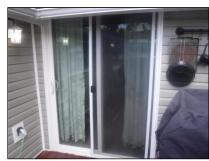
## 2.2 DOORS (Exterior)

**Comments:** Inspected

The entrance doors and patio doors were in satisfactory condition.







#### 2.3 WINDOWS

**Comments:** Inspected

The exterior window frames were in overall satisfactory condition.







# 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER & APPLICABLE RAILINGS

Comments: Inspected

(1) Front covered porch and steps were in overall satisfactory condition.





(2) The decks were well supported and appeared to be in satisfactory condition. The deck should be sealed or stained as needed.





# 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS & RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

Sidewalk has settling cracks and a low spot in the center were the water could be pooling during rains,

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## Big Moose Home Inspections, Inc.

### **Smith**

but was in usable condition. Recommend repair as needed.



The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Ice damming is potential concern with most roofs. Often times, it cannot be determined if ice damming has been occurring or will occur in the future given the right circumstances. If ice damming does occur on the edges of the roof or in the valleys there is a possibility that moisture can seep into the home and cause moisture staining and or damage. If ice is starting to form on the roof edges then immediate attention should be given to it. Raking the snow off the edges of the roof or installing heat tape on the roof edges and/or in valleys can help prevent ice damming. Ice guard is a product that protects against ice damming. Ice guard is placed under the shingles and is therefore not readily visible and most time cannot be determined. If ice is beginning to form or ice damming is occurring then you should contact a qualified roofing contractor to further evaluate and correct as necessary.

## **Styles & Materials**

Roof Covering: Layers: Viewed roof covering from:

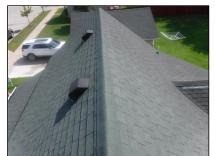
Architectural 1 Layer Walked roof

#### **Items**

#### 3.0 ROOF COVERINGS

Comments: Inspected

(1) Roof covering was showing normal wear and was in overall satisfactory condition, unless otherwise indicated.











(2) Exposed nail heads and small holes on the ridge cap ends should be sealed with roof cement.







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(3) Moss was present on shingles. Moss can be cleaned off shingles with a moss remover. There are shingles on the market today that are moss and mildew resistant which should be considered when replacing shingles in the future.



#### 3.1 FLASHINGS

**Comments:** Inspected

Chimney flashing was in satisfactory condition.



#### 3.2 CHIMNEYS, SKYLIGHTS & ROOF PENETRATIONS

**Comments:** Inspected

(1) Chimney and flue were in overall satisfactory condition. The interior flue liner was not inspected.

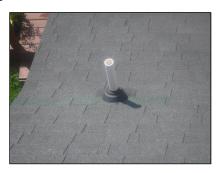


(2) The metal roof vents above roof were in satisfactory condition.





(3) Plumbing vent was in satisfactory condition.



#### 3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

Gutters were in overall satisfactory condition. Recommend installing extension pipes on downspouts to move water away from the foundation of house and keeping gutters clean.









The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 4. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials; or Determine if there are gas leaks in the fuel distribution piping - gas piping can be pressure tested by propane provider and/or utility company.

## **Styles & Materials**

Plumbing Water Distribution: Plumbing Waste Drain Pipes: Water Heater Power Source:

Copper PVC Natural Gas

Water Heater Capacity: Manufacturer: Age of water heater:

40 Gallons LOCHINVAR 12 years

#### **Items**

#### 4.0 PLUMBING DRAIN, WASTE & VENT SYSTEMS

Comments: Inspected

(1) Waste drain pipes, plumbing vents, and drain pipes were in overall satisfactory condition with no visible leaks or blockage.



(2) Drain stopper was missing in the bathtub.



#### 4.1 PLUMBING WATER SUPPLY & DISTRIBUTION SYSTEMS & FIXTURES

Comments: Inspected

Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection.











### 4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES & VENTS

Comments: Inspected

Water heater was in satisfactory working condition and vented properly at the time of the inspection.







#### 4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off for water was located at water meter in the basement.



### 4.4 FUEL STORAGE & DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports)

**Comments:** Inspected

There are no apparent odors from gas, however, the gas lines were not pressure tested for leaks. Your utility company can pressure test gas lines.

#### 4.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

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The main fuel shut off was at the gas meter.



#### **4.6 SUMP PUMP**

Comments: Inspected

Sump pump and french drain were tested and found to be in satisfactory condition. I recommend transferring warranties to the new owners and regularly servicing of equipment.



#### **4.7 SANITARY PUMP**

Comments: Inspected

Sanitary pump in basement behind toilet was tested and found to be in satisfactory condition.



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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#### 5. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Builtin vacuum equipment.

## **Styles & Materials**

Panel Capacity- Ampage: Panel Capacity- Voltage: Panel Type:

100 AMP 240 Volts Circuit breakers

**Electric Panel Manufacturer:** 

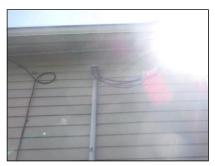
**CUTLER HAMMER** 

#### **Items**

#### 5.0 SERVICE ENTRANCE CONDUCTORS, MASTHEAD, METER BOX, EXTERIOR MAIN DISCONNECTS

Comments: Inspected

(1) Masthead, drip loop, and meter box were in satisfactory condition.





(2) All electrical repairs mentioned in this report should be conducted by a licensed electrician. Any further items found by the electrician during his evaluation and/or repairs not mentioned in this report would be the responsibility of the buyers and/or sellers of this home.

#### **5.1 LOCATION OF MAIN & DISTRIBUTION PANELS**

Comments: Inspected

The main and sub panels were located in the basement and outside under the meter.

## 5.2 MAIN AND DISTRIBUTION PANELS, SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE

**Comments:** Inspected

(1) Main electrical panel and sub panels were sufficient and compatible to service size.















Label paper

(2) There was a missing romex wire connector in the sub electrical panel. Install romex connector as needed.



# 5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES & COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE

Comments: Inspected

- (1) Branch breaker distribution and wiring appeared normal.
- (2) White wires connected to the breakers should have black or red electrical tape applied to designate it is not a neutral wire. Recommend licensed electrician to further evaluate and repair as needed.



# 5.4 EXTERIOR OUTLETS & FIXTURES (Observed from a representative number of light fixtures, switches and receptacles located on the exterior of house and garage)

Comments: Inspected

(1) All exterior light fixtures were in satisfactory condition at the time of the inspection.





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(2) The exterior outlets were GFCI protected, tested and found to be in satisfactory working condition.





5.5 INTERIOR OUTLETS (POLARITY & GROUNDING), SWITCHES, FIXTURES, JUNCTION BOXES & WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, attic, basement and crawlspace)

Comments: Inspected

(1) A representative number of outlets, switches and lights were tested and found to be in working condition at the time of inspection.





(2) Exposed wiring was present at attic over the mud room . Spliced wires should be inside a junction box with the proper cover plate.





5.6 KITCHEN, BATHROOM, & LAUNDRY ROOM OUTLETS, GFCI PROTECTION (GROUND FAULT CIRCUIT INTERRUPTERS) OF ALL OUTLETS WITHIN 6 FEET OF WATER

**Comments:** Inspected

GFCI outlets in kitchen and bathrooms were tested and found to be in satisfactory working condition.





#### **5.7 SMOKE DETECTORS**

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#### **Comments:** Inspected

Smoke detectors were tested and found to be in satisfactory working condition. The smoke detectors were hard wired through the home. Recommend installing new backup batteries when moving into the house.





#### **5.8 CARBON MONOXIDE DETECTORS**

**Comments:** Inspected

Carbon monoxide detector was present. Recommend moving carbon monoxide detector down to outlet level for proper operation and installing new battery when moving into the house.









The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 6. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

## Styles & Materials

**Heat Type: Energy Source: Heat System Brand:** 

**GOODMAN** Forced Air Furnace Natural gas

**Filter Size:** Age of Heating System: Filter Type: Disposable

16x20x1 12 years

#### Items

#### **6.0 HEATING SYSTEMS & EQUIPMENT**

**Comments:** Inspected

(1) Furnace was in normal working condition at the time of the inspection. No carbon monoxide was detected at the time of the inspection - checked with an AS8700A carbon monoxide detector.









(2) This was not an exhaustive inspection of the heating system but a functional test. The sizing and heating adequacy were not determined and is beyond the scope of this inspection. A HVAC technician is recommended for this type of an inspection. As with any heating system we recommend that the system be further evaluated and that an annual maintenance plan be setup with the technician at that time.

#### **6.1 NORMAL OPERATING CONTROLS**

Comments: Inspected

Thermostat was in working condition.

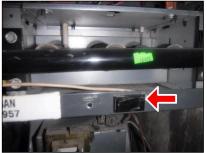


#### **6.2 AUTOMATIC SAFETY CONTROLS**

**Comments:** Inspected

Service man switch and safety door switch were in working condition.





# 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

- (1) Duct work was run to each room and each room had a functioning heat source.
- (2) The furnace filter was clean at the time of the inspection.



### 6.4 CHIMNEYS, FLUES & VENTS (for fireplaces, gas water heaters or heat systems)

**Comments:** Inspected

The metal vent pipes for gas furnace and water heater were in satisfactory condition.







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## **Big Moose Home Inspections, Inc.**

**Smith** 

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 7. Air Conditioning

## **Styles & Materials**

Air conditioner unit

Cooling Equipment Type: Central Air Manufacturer: Central Air - Age:

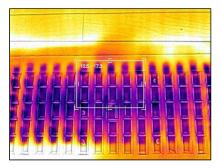
AMANA 2 years

**Items** 

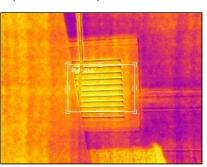
#### 7.0 COOLING SYSTEMS & AIR HANDLER EQUIPMENT

**Comments:** Inspected

(1) A/C unit was in satisfactory working condition at the time of the inspection. The ambient air test was performed by using thermometers on the air handler of air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 70 degrees. This indicates the range in temperature drop is normal.













(2) This was not an exhaustive inspection of the air conditioning system but a functional test. The sizing and cooling adequacy were not determined and is beyond the scope of this inspection. A HVAC technician is recommended for this type of an inspection. As with any cooling system we recommend that the system be further evaluated and that an annual maintenance plan be setup with the technician at that time.

#### 7.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

The thermostat was in normal working condition at the time of inspection.



#### 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

#### **Items**

#### 8.0 CEILINGS

**Comments:** Inspected

Ceilings were in overall satisfactory condition with no major defects evident or moisture stains.



#### **8.1 WALLS**

**Comments:** Inspected

Interior walls were in overall satisfactory condition.



#### 8.2 FLOORS

**Comments:** Inspected

Sub floors were solid and floor coverings were in overall satisfactory condition.



### 8.3 STEPS, STAIRWAYS, BALCONIES & RAILINGS

**Comments:** Inspected

(1) Stairs and hand railing were in satisfactory condition.



(2) Basement stairs and hand railing were in satisfactory condition. There was no railing on the open side of the stairs. For added safety, railings and or balusters could be installed.





#### **8.4 COUNTERS & A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

Cabinets and counters were in overall satisfactory condition.

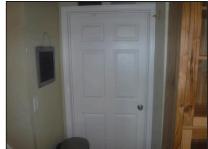


### **8.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

Interior doors and closet doors were in satisfactory working condition.





#### **8.6 WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

(1) The egress window in the basement should have a ladder added to the exterior of the window well to help gain an escape route as needed.



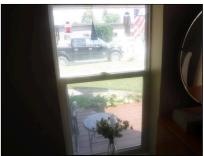




(2) Windows were in overall satisfactory condition with no other obvious evidence of failed thermal seals. Note: evidence of failed thermal seals can change with weather conditions.

A representative sample of the windows were evaluated on a "best efforts" basis to ascertain the condition of the windows and if the thermal seals have failed. Often, a failed seal cannot be determined during the assessment due to varying weather, humidity and other conditions. The operation of the windows can change due to varying temperatures or humidity. Therefore, no representations are made as to the condition of every window in their entirety





The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 9. Insulation & Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/ waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## Styles & Materials

Attic Insulation: Average Inches: Attic Ventilation:

Cellulose 7-8 Gable vents
Roof vents

Floor System Insulation: Dryer Power Source:

Fiberglass Gas Connection

#### **Items**

#### 9.0 INSULATION IN ATTIC

Comments: Inspected

Insulation was average at 8", but could be upgraded for heat cost efficiency.







#### 9.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

Insulation was present in header boards of basement from sections viewed.

#### 9.2 VENTILATION OF ATTIC & FOUNDATION AREAS

**Comments:** Inspected

Gable and can vents were present and in satisfactory condition.











### 9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Inspected

(1) The dryer vent was venting outside. The vent should be cleaned occasionally to prevent lint buildup.





(2) Bathroom exhaust fans were vented to the exterior of house.









The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 10. Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. **Note: Kitchen and or laundry appliances are not covered under any guarantee or warranty by our company.** 

#### **Items**

#### **10.0 DISCLAIMER**

Comments: Inspected

Household appliances are beyond the scope of the inspection per NACHI. However, household appliances may be tested, but the inspector will not test every feature of the component of the appliance, and therefore will not be responsible for any defects that may be discovered later. There is no warranty or guarantee for appliances, this would be covered under a home warranty. If you have not done so already. We recommend that you purchase a one-year home warranty.

#### **10.1 DISHWASHER**

Comments: Inspected

Dishwasher was run through a cycle and appeared in satisfactory working condition.



#### 10.2 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

Range top and oven were in working condition at the time of the inspection. Heating temperature in oven was not tested for accuracy which is beyond the scope of this inspection.





#### **10.3 REFRIGERATOR**

**Comments:** Inspected

Refrigerator was in working condition at the time of the inspection. The defrost mode was not tested and is not in the scope of the inspection.



#### **10.4 MICROWAVE COOKING EQUIPMENT**

**Comments:** Inspected

Range exhaust fan and light on microwave, and microwave are in satisfactory working condition.





#### 10.5 WASHER & DRYER

Comments: Inspected

Washer and dryer were tested and found to be in satisfactory working condition. No apparent leaks were visible from plumbing fixtures and drain pipes.



The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 11. Wood Destroying Insect (WDI)

The home inspector shall observe: Exterior wood siding, trim, decks, balconies, stoops, steps, porches; Interior walls, ceiling, and floors; steps, stairways as to the evidence and or damage of (WDI) insect activity; The home inspector shall: Probe exterior and interior wood components where deterioration and or (WDI) insect activity is suspected. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

## **Styles & Materials**

#### **Inaccessible areas:**

Visual evidence of WDI:

None present

Areas under insulation of attic Behind finished walls of basement

Inaccessible areas of floor structure in basement

#### **Items**

#### 11.0 No visual evidence

**Comments:** Inspected

There was no visible evidence of wood destroying insects present at residence being inspected. Due to the wooded area around home it is recommend that exterior spraying of perimeter or some other sort of preventative treatment be done on an annual bases.

#### 11.1 Treatment recommendation

**Comments:** Inspected

Recommended treatment for the control of carpenter ants. Due to the wooded area around home it is recommend that exterior spraying of perimeter or some other sort of preventative treatment be done on an annual basis.

## 12. Detached Garage

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and windows; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows.



## Styles & Materials

**Garage Door Type:**One automatic

Garage Door Material:

Metal

Insulated

**Auto-opener Manufacturer:** 

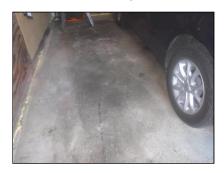
**CHAMBERLAIN** 

#### **Items**

#### 12.0 FOUNDATION & CONCRETE FLOOR

**Comments:** Inspected

The garage foundation was satisfactory, floor had some typical cracking, but was in usable condition.





#### 12.1 ROOF COVERING (If the roof is inaccessible, report the method used to inspect)

**Comments:** Inspected

(1) Roof covering was showing normal wear and was in overall satisfactory condition.







(2) There was a tar patch in the center of the roof on the right side that was in adequate condition. Recommend re sealing crack with tar when needed.



#### 12.2 ROOF STRUCTURE & ATTIC

**Comments:** Inspected

The roof structure was in overall satisfactory condition. Rafters showed no major defects or damage at the time of inspection, However there appears to have been rafter spread at one time that was corrected with some vertical supports to the center collar ties.



### **12.3 INSULATION IN ATTIC**

**Comments:** Inspected

Insulation was foam board and average, but could be upgraded for heat cost efficiency.



#### 12.4 SIDING, WALL CLADDING, FLASHING & TRIM

**Comments:** Inspected

The vinyl siding was in overall satisfactory condition.



#### 12.5 EAVES, SOFFITS & FASCIAS

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**Comments:** Inspected

Trim, soffit, and fascia appeared to be all intact and in overall satisfactory condition.





## 12.6 GARAGE WALLS (including firewall protection between garage and living space)

**Comments:** Inspected

Garage walls are covered in foam board insulation and appear to be in adequate condition.



#### 12.7 ENTRY DOORS & OVERHEAD DOORS

Comments: Inspected

(1) Garage service door was in satisfactory working condition.



(2) Garage overhead door was in normal working order at the time of the inspection.



# 12.8 OVERHEAD DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Inspected

Garage door and opener were in normal working order. Garage door will reverse when met with resistance. The electronic sensor lights for garage door are installed on track at bottom of door and are

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working.









#### 12.9 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

A representative sample of the windows were evaluated on a "best efforts" basis to ascertain the condition of the windows and if the thermal seals have failed. Often, a failed seal cannot be determined during the assessment due to varying weather, humidity and other conditions. The operation of the windows can change due to varying temperatures or humidity. Therefore, no representations are made as to the condition of every window in their entirety





## 12.10 SERVICE ENTRANCE CONDUCTORS, MAIN PANEL, SUB PANEL, GROUNDING

**Comments:** Inspected

The sub electrical panel was sufficient and compatible to service size.





### 12.11 BRANCH CIRCUIT CONDUCTORS, COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE

Comments: Inspected

(1) White wires connected to the breakers should have black or red electrical tape applied to designate it is not a neutral wire. Recommend licensed electrician to further evaluate and repair as

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needed.



(2) One breaker was triple tapped in the electrical panel. Tandem breakers, which are rated for two wires, should be installed to accommodate multiple circuits. A licensed electrician should further evaluate and repair as needed.



# 12.12 ELECTRICAL (Observed from a representative number of light fixtures, switches, receptacles, and report on gfci protection (exterior and interior) where required)

Comments: Inspected

The garage outlets were grounded but were not GFCI protected. Recommend updating garage outlets to have GFCI protection.

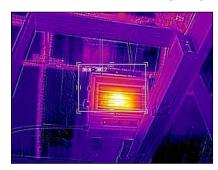




### 12.13 HEATING SYSTEMS & EQUIPMENT

**Comments:** Inspected

(1) The electric wall mounted heater in the garage was in satisfactory condition.





(2) This was not an exhaustive inspection of the heating system but a functional test. The sizing and heating adequacy were not determined and is beyond the scope of this inspection. A HVAC technician is recommended for this type of an inspection. As with any heating system we recommend that the

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## **Big Moose Home Inspections, Inc.**

**Smith** 

system be further evaluated and that an annual maintenance plan be setup with the technician at that time.

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## Summary



Big Moose Home Inspections, Inc.

Nachi Certified Home Inspector 1-800-531-0233

> **Customer** Iane Smith

#### **Address**

123 Riverside Drive Petoskey Michigan 49770

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Structural Systems

## 🔨 Repair

1.0 FOUNDATIONS, BASEMENTS (Report signs of abnormal water penetration into the building or signs of abnormal condensation on building components.)

## **Inspected**

(3) The moisture meter was reading that the foundation has moisture left of the hot water heater that appears to be seeping in from the outside, possibly from the sprinkler system hitting the house. Recommend a qualified contractor further evaluate and repair.

## 3. Roofing

- 🔨 Repair
- 3.0 ROOF COVERINGS

#### Inspected

(2) Exposed nail heads and small holes on the ridge cap ends should be sealed with roof cement.

#### 5. Electrical

## Repair

5.5 INTERIOR OUTLETS (POLARITY & GROUNDING), SWITCHES, FIXTURES, JUNCTION BOXES & WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, attic, basement and crawlspace)
Inspected

(2) Exposed wiring was present at attic over the mud room . Spliced wires should be inside a junction box with the proper cover plate.

## 12. Detached Garage

## Repair

# 12.11 BRANCH CIRCUIT CONDUCTORS, COMPATIBILITY OF THEIR AMPERAGE & VOLTAGE Inspected

(2) One breaker was triple tapped in the electrical panel. Tandem breakers, which are rated for two wires, should be installed to accommodate multiple circuits. A licensed electrician should further evaluate and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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