



Inspection Report

Benjamin Aho

Property Address:
44211 State Street
Anytown Michigan 49855



UP Consulting & Inspection Services

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Date: 6/1/2011	Time: 02:00 PM	Report ID: 34237-336
Property: 44211 State Street Anytown Michigan 49855	Customer: Benjamin Aho	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 and if no other comments were made 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.

Repair or Replace (RR) = 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.

Standards of Practice:

InterNACHI International Association of
Certified Home Inspectors

In Attendance:

Buyer

Style of Home:

Ranch w/ Basement

Approximate age of building:

65-70 years

Temperature:

60-70 degrees

Weather:

Clear

Well Inspection:

Not Present

Septic Inspection:

Not Present

Wood Destroying Insects (WDI's):

Possible, recommend spraying

Radon Test:

Not Tested

1. Roofing / Chimneys / Roof Structure and Attic

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.

Styles & Materials

Viewed roof covering from: Walked roof	Roof Style: Hip	Roof Covering: Asphalt Shingles
Roof Structure: 2 X 8 Rafters	Roof/Attic Ventilation: Soffit Vents Ridge Vent	Method used to observe attic: From entry
Attic Insulation: Blown Cellulose		

Items

1.0 Roof Coverings

Comments: Inspected
(1) Roof covering is in satisfactory condition.



1.0 Item 1(Picture)

(2) There were a couple nails that could be re-tarred.



1.0 Item 2(Picture)

1.1 Flashings

Comments: Inspected
Flashings were in satisfactory condition.



1.1 Item 1(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

(1) Chimney caps are present and in satisfactory condition.



1.2 Item 1(Picture)

(2) The plumbing vent pipes need caulking maintenance and/or additional caulk around the perimeter of pipe and/or boot.



1.2 Item 2(Picture)

1.3 Roof Ventilation

Comments: Inspected

Attic ventilation was present and adequate



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Inspected

(1) The gutters appear to be in satisfactory condition at the time of the inspection. Due to a lack of rain, I cannot confirm if the gutters leak at seems or spill over. Gutters have debris in them and should be cleaned on an annual basis.



1.4 Item 1(Picture)

(2) There is one location on the right side of the house where the gutter appears to have a negative slope away from the downspout. This should be resolved to prevent water spilling over and working it's way down the foundation wall into the covered stairway.

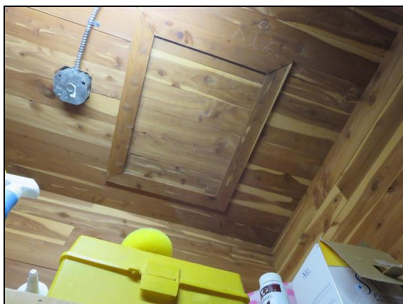


1.4 Item 2(Picture)

1.5 Attic Access

Comments: Inspected

The attic access is located in the laundry closet.



1.5 Item 1(Picture)

1.6 Roof Structure and Attic (Report leak signs or condensation)

Comments: Inspected

The trusses in the attic, as viewed from the entry, appear to be in satisfactory condition. Sheathing, as viewed from the interior does not show signs of water damage.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)

1.7 Insulation in Attic

Comments: Inspected

Insulation in the attic was sufficient for homes of this style.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

1.8 Visible Electric Wiring in Attic

Comments: Not Inspected

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.

7. Electrical System

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 Built-in vacuum equipment. Any and 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.

Styles & Materials

Panel Type:	Electric Panel Manufacturer:
Circuit breakers	ITE

Items

7.0 Service Entrance Conductors

Comments: Inspected
Masthead, drip loop, and meter box were in satisfactory condition.



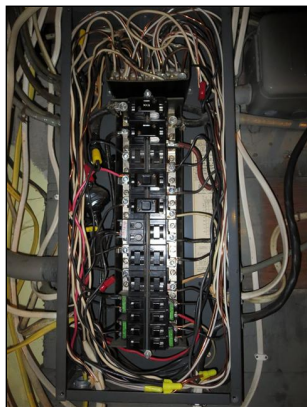
7.0 Item 1(Picture)



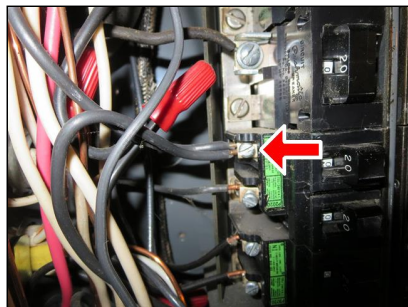
7.0 Item 2(Picture)

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

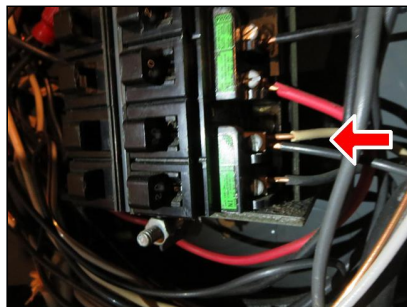
Comments: Inspected
Overall, the main electrical panel was sufficient and compatible to service size. There are double tapped breakers. Each circuit should have it's own circuit. Recommend upgrading the panel due to it's age.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

Branch breaker distribution appeared to be normal.

7.3 Electrical Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Comments: Inspected

(1) In general, the electrical in the home is a mixture of grounded and ungrounded outlets.



7.3 Item 1(Picture)

(2) Several electrical switches in the garage require cover plates.



7.3 Item 2(Picture)

(3) One electrical box in the dining room was not fastened to the stud properly.



7.3 Item 3(Picture)

(4) One electrical outlet in the basement on the far back wall does not work.



7.3 Item 4(Picture)

8. Plumbing System

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.

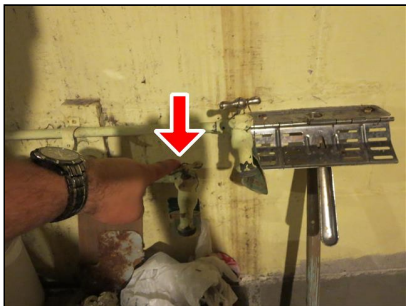
Styles & Materials

Water Source: Public	Plumbing Water Distribution (inside home): Copper	Plumbing Waste (inside home): PVC Cast Iron
Water Heater Power Source: Natural Gas	Water Heater Capacity: 40 Gallons	Water Heater Manufacturer: RHEEM
Age of Water Heater: 35+ years		

Items

8.0 Plumbing Water Supply and Distribution Systems and Fixtures

- Comments:** Inspected
- (1) Plumbing supply lines throughout the home were inspected and found to be operating in satisfactory condition. Plumbing fixtures did not have any major defects or leaks.
- (2) The left faucet at the wash tub in the basement mechanical room did not function.



8.0 Item 1(Picture)

- (3) Wrap around the plumbing pipes in the basement could be asbestos containing. Recommend testing and further investigation.

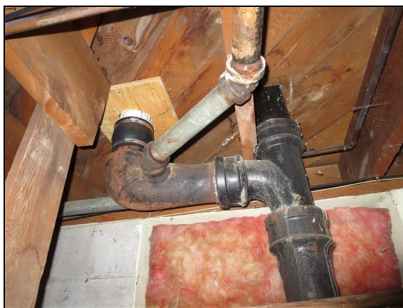


8.0 Item 2(Picture)

8.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

Plumbing drain/waste lines were tested and no leaks were detected where pipes were visible and/or accessible.



8.1 Item 1(Picture)

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

(1) Water heater was present and functioning properly. TPR drop down pipe was missing and should be installed. The TPR pipe should terminate within 4-6" from the floor for safety.



8.2 Item 1(Picture)

(2) The hot water heater flue is tied into one of the two wood burning chimneys. This is generally not recommended. Wood should not be burned in the chimney that the hot water heater is venting to. Also, vent gases could back gas into the home through the fireplace if a backdraft or change in pressure occurred. Recommend further evaluation by a licensed technician.



8.2 Item 2(Picture)

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut off valve is located at the meter in the basement.