

# Confidential Inspection Report

Inspection site:  
3456 Anyplace  
Somewhere, MI 34567

Prepared for: Mr. John Doe  
123 Anywhere  
Someplace, MI 12345



Prepared by: Solid Rock Inspections  
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Shelby Twp., MI 48315  
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December 29, 2019

Mr. John Doe  
123 Anywhere  
Someplace, MI 12345

RE: 2345 Anyplace  
Somewhere, MI 45678



Dear Mr. Doe:

At your request, a visual inspection of the above referenced property was conducted on February 27, 2018 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary provides a brief overview of the report, but is not encompassing, nor should be considered a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## POSITIVE OBSERVATIONS

### GROUNDS

#### Paving Conditions:

#### Driveway:

Drive material, Concrete, Cracks noted are typical.

#### Exterior Steps / Stoops:

Sills at back door and front window are cracked and will need to be replaced.

#### Porch

#### Slab:

Cap material is: Concrete. Slab is cracked down the middle. Ensure it stays sealed to minimize water entry which speeds up the process of the cap failing.

#### Structure:

Type: Brick cracked and shifting. Recommend repairing or replacing.

#### Patio

#### Condition:

Type: Patio Blocks are laid overtop an existing concrete patio. Blocks have shifted and settled. It may be that the concrete has settled which have in turn caused the blocks to drop along with them. It may be necessary to remove all materials and start fresh. Then reset the block. Recommend resetting to minimize the chances of a trip hazard.

### Fences & Gates:

#### *Condition:*

Type: Wood, Chain link gate. Suggest making necessary adjustments in order to be able to effectively use the front gate yet still have the ability to latch it.

### Grading:

#### *Site:*

Pitch slope of soils away from foundation at the rear of the home. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

## **EXTERIOR - FOUNDATION**

### Exterior Walls:

#### *Materials & Condition:*

Walls are constructed with: Brick. Slight shifting has occurred at the south west corner. monitor and make any necessary corrections. Continue to ensure the the condition doesn't worsen. Also keep the downspouts properly extended from the building. Replace missing mortar where the furnace flue pipes exit the building. Replace missing mortar where the furnace flue pipes exit the building.

### Chimney:

#### *Chimney Exterior:*

Brick materials. Metal chimney goes to the old furnace located in the attic. The furnace is non functional. Recommend removing this and shingling over.

#### *Flashing:*

Flashing is improperly done. Recommend correcting to minimize chances of water entry. No apron flashing is present.

#### *Chimney Cap:*

Masonry chimney cap is cracked and loose. Sections can be easily lifted off. This will allow water entry. Top mount damper is not functioning properly. Recommend correcting.

## **BASEMENT - CRAWLSPACE**

### Basement:

#### *Walls:*

Walls are concrete block. Some vertical and horizontal cracks were noted. Monitor and make any necessary corrections in the future. Basement has a waterproofing system installed. Cleanouts are located to inspect and ensure water is flowing properly and no debris is in the system.

#### *Moisture:*

Some staining on the walls was noted. Extending the downspouts away from the foundation, keeping the gutters properly maintained and keeping the soil higher at the foundation are all things to help keep moisture out of the basement.

#### *Windows:*

Metal framed, The installed windows are below grade, but they are installed in wells that should minimize the probability of water leakage. Remove several trees from seedlings in the window wells.

### Insulation & Vapor Retarders:

#### *In Unfinished Areas:*

Recommend insulating at bond board around perimeter of home.

## **ROOF SYSTEM**

### Attic & Insulation:

#### *Ventilation:*

There are ridge vents installed. There is at least one bathroom ventilation fan that is allowing moisture laden air to enter the attic cavity. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation. No bath fan vents noted at the exterior. There are no baffles installed.

Recommend installing for proper air flow and ventilation.

## **ELECTRICAL SYSTEM**

### Switches & Fixtures:

#### *Garage Walls:*

Junction box cover(s) are missing. Improper wiring noted in the attic area. (Ceiling is open so this can be seen from below.) Recommend correcting immediately to minimize chances of an electrical fire.

### Electrical Outlets:

#### *General:*

There are several outlets missing covers.

at least one was noted to be missing a knockout.

#### *Exterior Walls:*

Replace existing outlets with GFCI protected outlets. Open ground.

Former light fixture at the rear swing door off the dining room fell off onto the ground and wiring is exposed. Recommend correcting.

#### *Kitchen Interior:*

Swap existing outlets with GFCI protected.

#### *Powder Room*

Outlet missing and exposed wiring.

#### *Dining Room:*

Outlet box is not fastened to the stud or drywall.

#### *Garage Walls:*

Swap existing outlet with a GFCI protected outlet for safety.

## **HEATING - AIR CONDITIONING**

### Heating Equipment:

#### *Type & Location:*

MFR: Bryant

Model: 350MAV048080

SN: 3097A03000

Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Location: Basement.

#### *General Operation & Cabinet:*

Unit functioned properly at the time of the inspection. There are some stains and minor corrosion in the unit.

Abnormal sound takes place at start up. Have the unit inspected by a qualified licensed HVAC contractor to ensure proper operation and longevity.

#### *Air Filters:*

25 x 16 x 1. The filter is in need of replacement.

### Humidifier

MFR: General

Model: 1041

Damper is not functioning properly. It is not possible to get to the closed position which is where it needs to be in the

summer in order to run the most efficient when running the AC.

## **PLUMBING SYSTEM**

### Supply Lines:

#### *Condition:*

The lines are improperly sized for the main bath.

### Hose Bibs / Hookups:

#### *General:*

These are connected to the former well but no pressure was noted and pressure tank is in pretty bad shape. Suggest removing and replumbing hose bibs to the Municipal water.

### Sump Pump:

#### *Basement:*

Sump pump is functioning properly in the pit but the discharge is plugged and has been for quite some time noted by heavy staining and a downspout taking the water away from the house as it dumps out of the vent/overflow.

There is a backup system installed but it is none functioning as the casing is split on it.

### Fixtures & Drain

#### *Kitchen Sink:*

Drain line is reverse pitched which limits the water flow.

Kitchen faucet is leaking.

## **KITCHEN - APPLIANCES**

### Range/ Cooktop / Oven:

#### *Type & Condition:*

Gas range. Oven does not turn off without unplugging the unit to reset. Someone used oven cleaner in the oven even though it is self cleaning.

### Dishwasher:

#### *Condition:*

Unit smells and looks really bad.

### Garbage Disposal:

#### *Condition:*

Leaking at the disposal.

## **INTERIOR ROOMS**

### Windows:

#### *General Type & Condition:*

Windows are vinyl double pane insulated glass. All functioned properly with the exception of one of the bedroom windows where the case is split. Feel free to contact either Independent window repair at 586 749 4449 or R and R window repair at 734 326 2657 to see if they might be able to help repair the window without replacing.

### Closets:

#### *Master Bedroom:*

Door track guide not functioning properly.

## **LAUNDRY AREA**

### Laundry:

#### *Clothes Washer:*

Unit functioned but it is really old. Suggest replacing.

## **GARAGE - CARPORT**

Garage Door:

*Material - Condition:*

The type of garage door is: Sectional, The material of the door is: Steel. The door springs are way too tight. The door is putting way too much pressure on the opener which is used to keep the door closed as opposed to opening. It is best to have the springs adjusted to manufactures specifications.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

John F. DiMercurio II  
Solid Rock Inspections

## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

February 27, 2018 12:00 PM.

**Client:**

Mr. John Doe  
123 Anywhere  
Someplace, MI 12345

**Inspection Site:**

3456 Anyplace  
Somewhere, MI 34567

**House Occupied?**

No.

**People Present:**

Selling agent, Purchaser and his father.

**Comments:**

A 48 hr. radon test was set up and the results will be rendered verbally upon completion and a report will be forwarded upon returning to the office.

### Building Characteristics:

**Main Entry Faces:**

South.

**Estimated Age:**

1955.

**Building Type:**

1 family, Ranch.

**Stories:**

1

**Space Below Grade:**

Basement.

### Climatic Conditions:

**Weather:**

Clear.

**Soil Conditions:**

Very wet.

**Outside Temperature  
(f):**

50-60.

### Utility Services:

**Water Source:**

Public.

**Sewage Disposal:**

Public.

**Utilities Status:**

All utilities on.

### Payment Information:



**Total Fee:**

425.00.

**Paid By:**

Check.

**About Rated Items:**

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

**GROUND**

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

**Paving Conditions:**

**OK MM RR**

**Driveway:**

Drive material, Concrete, Cracks noted are typical.



**Walks:**

Sidewalk type: Concrete.

**Exterior Steps /  
Stoops:**

Sills at back door and front window are cracked and will need to be replaced.



**Porch**

**Location**

Porch is located at front of home.

**Slab:**

Cap material is: Concrete. Slab is cracked down the middle. Ensure it stays sealed to minimize water entry which speeds up the process of the cap failing.



**Structure:**

- Type: Brick cracked and shifting. Recommend repairing or replacing.



**Patio**

**Location**

Patio is located at rear of home.

**OK MM RR**

**Condition:**

- Type: Patio Blocks are laid overtop an existing concrete patio. Blocks have shifted and settled. It may be that the concrete has settled which have in turn caused the blocks to drop along with them. It may be necessary to remove all materials and start fresh. Then reset the block. Recommend resetting to minimize the chances of a trip hazard.



**Fences & Gates:**

**Condition:**

- Type: Wood, Chain link gate. Suggest making necessary adjustments in order to be able to effectively use the front gate yet still have the ability to latch it.

**Grading:**

**Site:**

- Pitch slope of soils away from foundation at the rear of the home. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

**EXTERIOR - FOUNDATION**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult

with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**Exterior Walls:**

OK MM RR

**Materials & Condition:**

- Walls are constructed with: Brick. Slight shifting has occurred at the south west corner. monitor and make any necessary corrections. Continue to ensure the the condition doesn't worsen. Also keep the downspouts properly extended from the building. Replace missing mortar where the furnace flue pipes exit the building. Replace missing mortar where the furnace flue pipes exit the building.
- Replace missing mortar where the furnace flue pipes exit the building.



**Flashing & Trim:**

- Vinyl materials. Metal materials.

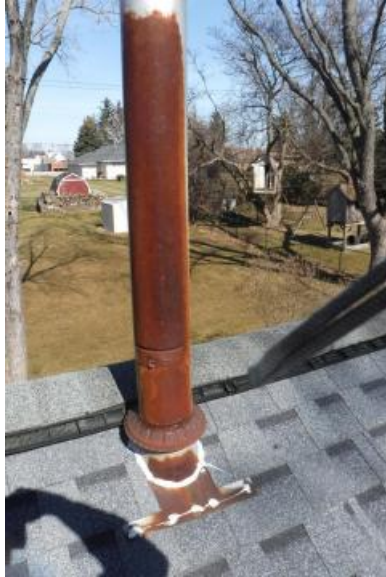
**Chimney:**

**Please Note:**

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

**Chimney Exterior:**

- Brick materials. Metal chimney goes to the old furnace located in the attic. The furnace is non functional. Recommend removing this and shingling over.



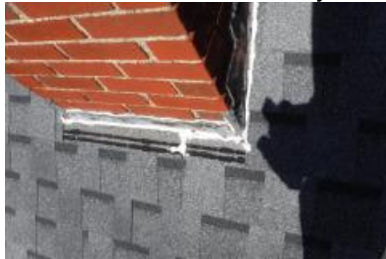
OK MM RR

Flue:

- 

Flashing:

- Flashing is improperly done. Recommend correcting to minimize chances of water entry. No apron flashing is present.



Chimney Cap:

- Masonry chimney cap is cracked and loose. Sections can be easily lifted off. This will allow water entry. Top mount damper is not functioning properly. Recommend correcting.



## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

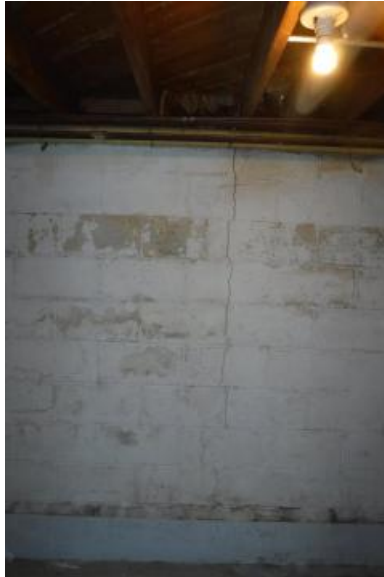
**Access:**

Basement is fully accessible, Basement is unfinished, Stairs and handrail serviceable.

**OK MM RR**

**Walls:**

- Walls are concrete block. Some vertical and horizontal cracks were noted. Monitor and make any necessary corrections in the future. Basement has a waterproofing system installed. Cleanouts are located to inspect and ensure water is flowing properly and no debris is in the system.



**Moisture:**

- Some staining on the walls was noted. Extending the downspouts away from the foundation, keeping the gutters properly maintained and keeping the soil higher at the foundation are all things to help keep moisture out of the basement.

**Beams:**

- The main beam is made of steel.

**Posts & Piers:**

- The support columns are made of steel.

**Floor:**

- 

**Windows:**

- Metal framed, The installed windows are below grade, but they are installed in wells that should minimize the probability of water leakage. Remove several trees from seedlings in the window wells.



**Insulation & Vapor Retarders:**

**In Unfinished Areas:**

Recommend insulating at bond board around perimeter of home.

## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

#### Style:

Gable.

#### Roof Access:

Walked on roof.

**OK MM RR**

#### Roof Covering:

Composition shingles, Roof appears to have a single layer.

### Flashings:

### Valleys:

### Eaves - Soffits - Fascias:

Material, Vinyl, Aluminum.

### Gutters & Downspouts:

Gutter material is: Aluminum, Route downspouts away from the building



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

**Report:** Example

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**Inspection Address:** , Rochester Hills, MI 48307 **Date:** © Solid Rock Inspections Confidential - for client use only. Use by any unauthorized persons is prohibited.

**Access:**

Walk up attic access located between the dining and family rooms. One of the steps is loose.



**OK MM RR**

**Structure:**

A rafter system is installed in the attic cavity to support the roof decking. The rafter spacing is 16 inch on center.

**Ventilation:**

There are ridge vents installed. There is at least one bathroom ventilation fan that is allowing moisture laden air to enter the attic cavity. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation. No bath fan vents noted at the exterior. There are no baffles installed. Recommend installing for proper air flow and ventilation.



**Insulation:**

Cellulose- Blown, Recommend additional insulation in the attic area.

**Depth & R-factor:**

R-19.

**ELECTRICAL SYSTEM**

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**



**Type & Condition:**

Underground.

**OK MM RR**

**Grounding Equipment:**

Grounded via plumbing and rod in ground.

**Electrical Distribution Panels:**

**Main Panel:**

Basement. Suggest getting rid of the electric water heater panel which is wired directly into the meter and wire into the main panel.

Breakers, Main is 200 Amp.



**Switches & Fixtures:**

**Garage Walls:**

Junction box cover(s) are missing. Improper wiring noted in the attic area. (Ceiling is open so this can be seen from below.) Recommend correcting immediately to minimize chances of an electrical fire.



**Electrical Outlets:**

**General:**

There are several outlets missing covers.

at least one was noted to be missing a knockout.



**Exterior Walls:**

Replace existing outlets with GFCI protected outlets. Open ground. Former light fixture at the rear swing door off the dining room fell off onto the ground and wiring is exposed. Recommend correcting.



**Kitchen Interior:**

Swap existing outlets with GFCI protected.

**Main Bath:**

Replace existing outlet with GFCI (ground fault circuit Interruption) protected.

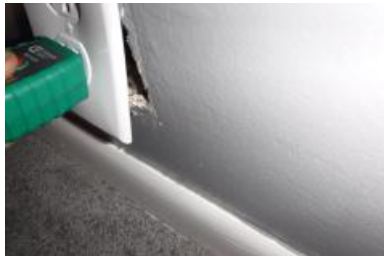
**Powder Room**

Outlet missing and exposed wiring.



**Dining Room:**

Outlet box is not fastened to the stud or drywall.



**Garage Walls:**

Swap existing outlet with a GFCI protected outlet for safety.



**Ceiling Fans:**

**Master Bedroom:**

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

**HEATING - AIR CONDITIONING**

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**Heating Equipment:**

**Type & Location:**

MFR: Bryant  
Model: 350MAV048080  
SN: 3097A03000

Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Location: Basement.

**Fuel Source:**

Natural Gas.

**Capacity / Approx.**

**Age:**

80K BTU - 1997 yr.  
**OK MM RR**

**General Operation &**

**Cabinet:**

Unit functioned properly at the time of the inspection. There are some stains and minor corrosion in the unit. Abnormal sound takes place at start up. Have the unit inspected by a qualified licensed HVAC contractor to ensure proper operation and longevity.



OK MM RR

**Air Filters:**

25 x 16 x 1. The filter is in need of replacement.



**Normal Controls:**

**Fireplaces / Solid Fuel Heating:**

**Living Room:**

Masonry fireplace. As noted before the top mount damper is in operable. Main original damper appears to be functioning properly but needs the chain to be extended and a small handle installed to lock in place to use. Lots of Creosote present. Clean before use.



**Humidifier**

MFR: General

Model: 1041

Damper is not functioning properly. It is not possible to get to the closed position which is where it needs to be in the summer in order to run the most efficient when running the AC.



**Air Conditioning:**

**Primary Type:**

MFR: Bryant  
Model: 113ANA036 - E  
SN: 0311E12203

Central

Outside air temperature was below 65 degrees. Unable to test system at this time.

**Fuel Source:**

220 Volt.

**Capacity / Approx.**

**Age:**

3 Ton - 2011 Yr.

**OK MM RR**

**System Condition:**

- Exterior needs to be cleaned. Lots of debris around the coil which will lower the efficiency of the unit.



**Condensate Line:**

- Old line has been left and abandoned.



**Normal Controls:**

- 

**Ductwork / Distribution:**

**Ducts / Air Supply:**

- Family doesn't appear to have any return ductwork and old ceiling vents do not appear to be used anymore. Unknown where the attic system would be

connected to the basement. Besides it would be improperly balanced to do so.



**Kitchen Interior:**

None noted.

**Living Room:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**Family Rm:**

It doesn't appear that there is a cold air return.

**Master Bedroom:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**Bedroom #2:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**Bedroom #3:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**PLUMBING SYSTEM**

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**Main Line:**

**Shut Off:**

Water meter is located, at the south side of the house.

**Material:**

Copper, Main line is 3/4 inch diameter.

**Supply Lines:**

**Material:**

Combination of materials, Copper and PEX. The lines are improperly sized for the main bath.  
**OK MM RR**

**Condition:**

- The lines are improperly sized for the main bath.



**Waste Lines:**

**Material:**

PVC and Cast.

**Condition:**

- It appears as though the house was replumbed when connected to the sewer years ago.  
   Laundry tub most likely connects to the sewer line out in the yard as the Shellback upflow pump is gone.



**Hose Bibs / Hookups:**

**General:**

- These are connected to the former well but no pressure was noted and pressure tank is in pretty bad shape. Suggest removing and replumbing hose bibs to the Municipal water.



OK MM RR

**Laundry:**

Laundry sink is provided.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

**Primary Information**

MFR: Sears  
Model: 153.321542  
SN: 9241235005

Electric

**Capacity:**

55.

**Location:**

Basement.

**Condition:**

Manufactured in 2008.

**Fuel System:**

**Meter / Tank:**

**Sump Pump:**

**Basement:**

Sump pump is functioning properly in the pit but the discharge is plugged and has been for quite some time noted by heavy staining and a downspout taking the water away from the house as it dumps out of the vent/overflow.  
   There is a backup system installed but it is none functioning as the casing is split on it.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**



**Kitchen Sink:**

Drain line is reverse pitched which limits the water flow.

**OK MM RR**

Kitchen faucet is leaking.



## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Range/ Cooktop / Oven:**

**Type & Condition:**

Gas range. Oven does not turn off without unplugging the unit to reset. Someone used oven cleaner in the oven even though it is self cleaning.

**Ventilation:**

**Type & Condition:**

Internal.

**Refrigerator:**

**Type & Condition:**

**Dishwasher:**

**Condition:**

Unit smells and looks really bad.

**Garbage Disposal:**

**Condition:**

Leaking at the disposal.



**Other Built-ins:**

**OK MM RR**

**Microwave:**

Untested. Not a built in.

**Kitchen Interior:**

**Counters & Cabinets:**

Countertop Material, Countertops are laminate, Cabinet material, Cabinets are made of wood.

**BATHROOMS**

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

**Sink & Cabinetry:**

**Main Bath:**

Leaking at the drain.



**Powder Room**

Replace flexible drain line with rigid to minimize the chances of debris getting

stuck and clogging the line.



**Toilet:**

**OK MM RR**

**Main Bath:**

PEX line comes out from the side of the cabinet. Suggest re routing up from the basement. Existing copper pipes were in satisfactory condition. It is unknown why there were ever changed.

**Powder Room**

**Tub/Shower Fixtures:**

**Main Bath:**

Stopper not present.



**Tub/Shower And Walls:**

**Main Bath:**

**Bath Ventilation:**

**Main Bath:**

**Powder Room**

**INTERIOR ROOMS**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Entry**

**Location**

Front of home.

**Entry 2**

**Location**

Rear of home.

**Living Room:**

**Location**

Front of home.

**Family Rm:**

**Location**

Rear of the home.

**Dining Room:**

**Location**

Rear of home.

**Windows:**

**OK MM RR**

**General Type & Condition:**

- Windows are vinyl double pane insulated glass. All functioned properly with the exception of one of the bedroom windows where the case is split. Feel free to contact either Independent window repair at 586 749 4449 or R and R window repair at 734 326 2657 to see if they might be able to help repair the window without replacing.



**Powder Room**

Unable to open as it is painted shut.



**Floors:**

**Kitchen Interior:**

The floor covering material is vinyl.

**Main Bath:**

The floor covering material is vinyl.

**Entry**

The floor covering material is hardwood.

**Living Room:**

The floor covering material is carpet.

**Family Rm:**

The floor covering material is carpet.

**Master Bedroom:**

The floor covering material is carpet.

**Bedroom #2:**

The floor covering material is carpet.

**Bedroom #3:**

The floor covering material is carpet.

**Closets:**

**Master Bedroom:**

Door track guide not functioning properly.

**Stairs & Handrails:**

**OK MM RR**

**Condition:**

**Smoke / Fire Detector:**

**General:**

Ensure each bedroom, the hallway just outside the bedroom and each level of the home have functional smoke detectors.

**Doors**

**Entry**

Steel Entry, Aluminum Storm missing a closer and it scrapes the threshold.



**Entry 2**

Wood Entry, Aluminum Storm.

**Family Rm:**

Aluminum sliding glass funtional.

**Master Bedroom:**

Wood Entry.

**Bedroom #2:**

Wood Entry.

**Bedroom #3:**

Wood Entry.

**BEDROOMS**

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Master Bedroom:**

**Location**

Front of home.

**LAUNDRY AREA**

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

**Laundry:**

**Location:**

Basement.  
**OK MM RR**

**Fuel System:**

A 220 outlet is provided.

**Clothes Washer:**

Unit functioned but it is really old. Suggest replacing.

**OK MM RR**

**Clothes Dryer:**

Electric.

**Dryer Vent:**

A dryer vent is provided,

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

Attached, Two car.

**Roof:**

**Condition:**

Same as house.

**Ceilings:**

**Condition:**

Open type.

**Garage Door:**

**Material - Condition:**

The type of garage door is: Sectional, The material of the door is: Steel. The door springs are way too tight. The door is putting way too much pressure on the opener which is used to keep the door closed as opposed to opening. It is best to have the springs adjusted to manufactures specifications.

**Door Operator:**

Door opener chain tension needs adjustment to insure safe conditions.



**Windows:**

**Condition:**

**Garage Walls:**

**Type & Condition:**

Drywall.

**Floor:**

**Condition:**

**Report:** Example

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## INTERIOR PHOTOS

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