



# Home Inspection

**Diane Ives**

**Property Address:**  
11021 McArthur Rd  
Atlanta MI 49709





**Hawkeye Home Inspection Co**

**Robert Baur  
7723 M-32 East Johannesburg MI. 49751  
(989)-217-1392**

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# Limited Inspection

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**1. Roof System / Chimneys 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.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				<b>Roof Covering:</b> Architectural
1.1	Skylights, Chimneys and Roof Penetrations	•				<b>Viewed roof covering from:</b>
1.2	Flashings	•				Walked roof
1.3	Roof Drainage Systems (Gutters/Downspouts)			•		<b>Chimney (exterior):</b> Brick
1.4	Ventilation of Roof/Attic	•				<b>Sky Light(s):</b> None
1.5	Roof Structure and Attic (report leak signs or condensation)	•				<b>Attic Insulation:</b> Fiberglass Cellulose R-38 Value
1.6	Insulation in Attic	•				<b>Ventilation:</b> Gable vents Ridge vents Soffit Vents Roof vents
1.7	Ventilation Fans and Thermostatic Controls in Attic	•				<b>Roof Structure:</b> Engineered wood trusses Stick-built 2 X 4 Rafters 2 X 6 Rafters Lateral bracing Common board Sheathing Log rafters Wood planking
1.8	Visible Electric Wiring in Attic	•				<b>Roof-Type:</b> Gable <b>Attic info:</b> Attic access <b>Method used to observe attic:</b> From entry Walked Crawled

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**1.0** The roof covering is old, and the life of covering has almost expired. The covering does need to be replaced within the next 3 years. While it could last a couple years or so, some areas may need patching with tar as leaks develop. NOTE: All areas of shingle tabs missing should be sealed with a roofing tar to help prevent water leaks until new roofing is installed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



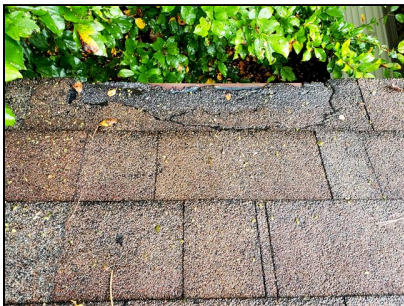
1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)



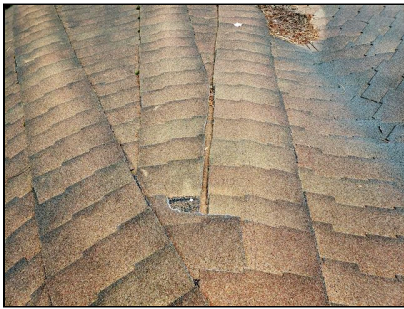
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1.0 Item 17(Picture)



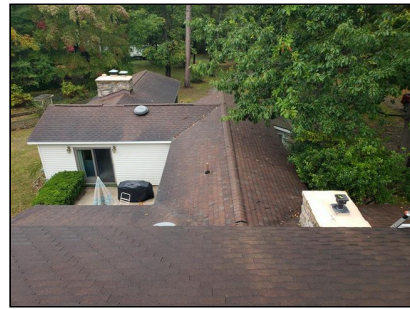
1.0 Item 18(Picture)



1.0 Item 19(Picture)



1.0 Item 20(Picture)



1.0 Item 21(Picture)

**1.1** The chimney mortar and bricks appeared to be in satisfactory condition and well maintained at both chimneys. There were crown assemblies installed on the flue pipes to prevent water and weathering elements from entering the chimney.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)

**1.2** (1) PVC vent pipe was in satisfactory condition when inspected. The rubber boot flashing was damaged/ cracked and needs to be repaired. The cracks can allow water to seep into the attic space and deterioration and mildew can accrue. Recommend a contractor to replace the rubber boot flashings as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



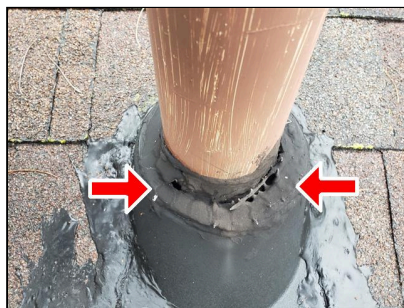
1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

(2) Flashings appeared to be in satisfactory condition (viewed from walking the roof).



1.2 Item 9(Picture)



1.2 Item 10(Picture)

1.4 Ridge vents, gable vents and soffit vents were installed for attic ventilation.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)



1.4 Item 9(Picture)

1.5 Attic was in overall satisfactory condition. Trusses showed no major defects or damage at the time of inspection. Rafters appeared to be in overall adequate condition.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)



1.5 Item 7(Picture)



1.5 Item 8(Picture)



1.5 Item 9(Picture)



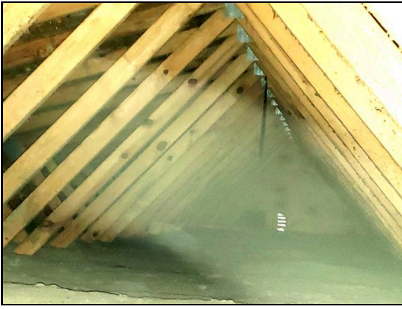
1.5 Item 10(Picture)



1.5 Item 11(Picture)



1.5 Item 12(Picture)



1.5 Item 13(Picture)

**1.6** The attic was well insulated at the small attic space that could be viewed, insulation was sufficient at 12+ inches, R-38.



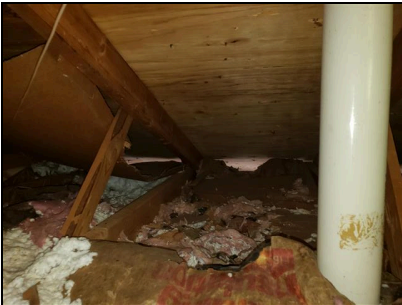
1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)



1.6 Item 7(Picture)



1.6 Item 8(Picture)



1.6 Item 9(Picture)

**1.7** The roof vents installed were in satisfactory condition at time of inspection.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

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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.

**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; 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; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); 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.

		IN	NI	NP	RR	Styles & Materials
2.0	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				<b>Siding Style:</b> Lap <b>Siding Material:</b> Vinyl <b>Exterior Entry Doors:</b> Steel Insulated glass <b>Appurtenance:</b> Deck with steps Sidewalk Patio <b>Driveway:</b> Gravel
2.1	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.2	Wall Cladding Flashing and Trim	•				
2.3	Eaves, Soffits and Fascias	•				
2.4	Doors (Exterior)	•				
2.5	Windows	•				
2.6	Water faucets (hose bibs)	•				
2.7	Light fixtures and electrical outlets (exterior)	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**2.0 (1)** There were a few areas around the house where the grading was low. Recommend back filling for proper drainage away from the house. May consider installing gutters and down spouts where grade is low to help move water shed from areas of foundation where water can puddle.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

(2) The gravel driveway was in satisfactory condition when inspecting the home.



2.0 Item 4(Picture)



2.0 Item 5(Picture)

(3) The concrete walkways were in satisfactory condition when inspecting the home.



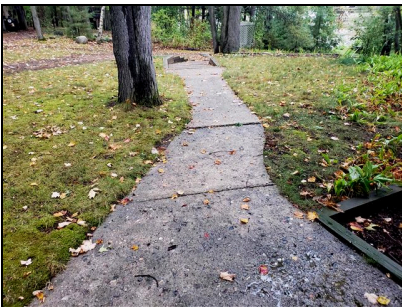
2.0 Item 6(Picture)



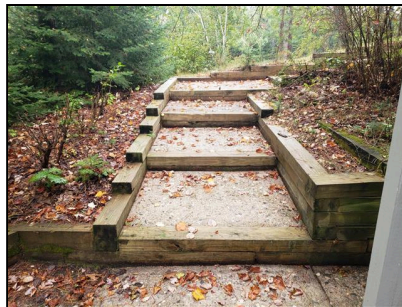
2.0 Item 7(Picture)



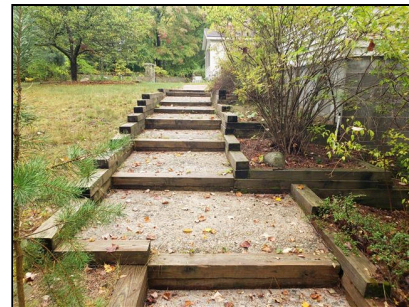
2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)

(4) The concrete patio was in satisfactory condition when inspecting the home.



2.0 Item 12(Picture)



2.0 Item 13(Picture)

(5) The back patio has cracks and some are slightly gaping. This is for your information and may consider applying a sealer to help prevent further cracking and displacement.



2.0 Item 14(Picture)



2.0 Item 15(Picture)



2.0 Item 16(Picture)



2.0 Item 17(Picture)



2.0 Item 18(Picture)

(6) Wood retaining walls were in satisfactory condition at time of inspection.



2.0 Item 19(Picture)



2.0 Item 20(Picture)

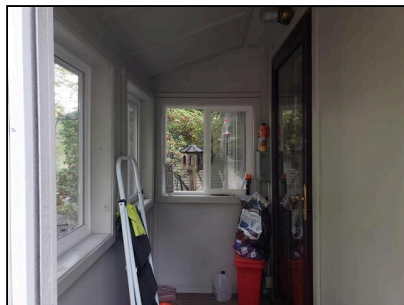


2.0 Item 21(Picture)

**2.1** (1) Small mud room was in satisfactory condition at time of inspection.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

(2) East side porch is in overall satisfactory condition. The decking and handrail was in satisfactory condition when inspected. Recommend keeping the side walk cleaned and salted in the winter season.



2.1 Item 3(Picture)



2.1 Item 4(Picture)

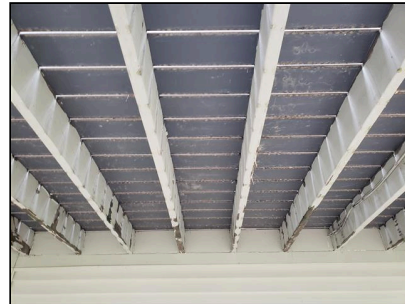
(3) The front deck was in satisfactory condition and well maintained. Decking boards and handrails were well maintained and sealed. NOTE: There were areas of paint/sealer peeling at the under side of the lake side deck. Recommend a qualified person to prep and paint all areas of peeling sealer as needed.



2.1 Item 5(Picture)



2.1 Item 6(Picture)



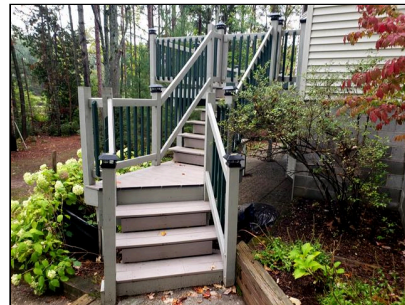
2.1 Item 7(Picture)



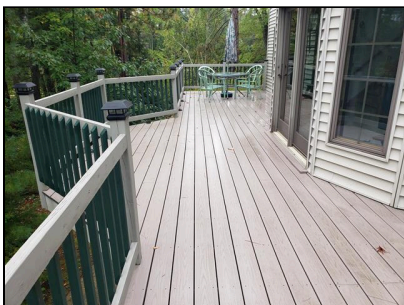
2.1 Item 8(Picture)



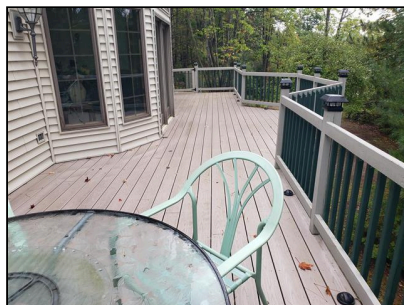
2.1 Item 9(Picture)



2.1 Item 10(Picture)



2.1 Item 11(Picture)



2.1 Item 12(Picture)

2.2 The vinyl siding was in overall satisfactory condition at time of inspection. There were a couple small cracks and breaks on the siding. Recommend repair as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)



2.2 Item 6(Picture)



2.2 Item 7(Picture)



2.2 Item 8(Picture)



2.2 Item 9(Picture)



2.2 Item 10(Picture)



2.2 Item 11(Picture)



2.2 Item 12(Picture)



2.2 Item 13(Picture)

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

2.4 The entrance doors, storm doors, french doors and patio doors were in satisfactory working condition at time of inspection.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)

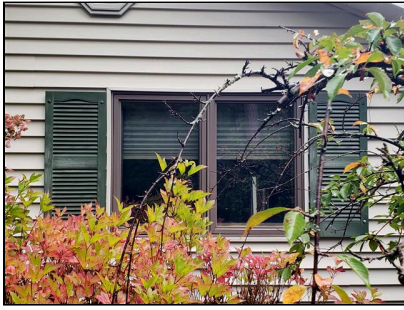


2.4 Item 8(Picture)



2.4 Item 9(Picture)

2.5 The exterior window frames were in overall satisfactory condition.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)



2.5 Item 7(Picture)



2.5 Item 8(Picture)



2.5 Item 9(Picture)



2.5 Item 10(Picture)



2.5 Item 11(Picture)



2.5 Item 12(Picture)



2.5 Item 13(Picture)

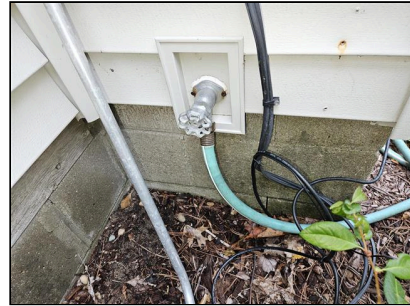
2.6 Exterior hose bibs were frost free and were in working condition when tested.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

2.7 The exterior outlets were not GFCI outlets (Ground Fault Circuit Breakers), but were grounded when tested. Recommend replacement of outlets. NOTE: All exterior outlets would be required to be on a GFCI system with new construction. This is for your information. Recommend a contractor to repair as needed.



2.7 Item 1(Picture)



2.7 Item 2(Picture)



2.7 Item 3(Picture)

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. Kitchen Components and 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.

		IN	NI	NP	RR	Styles & Materials
3.0	Counters and Cabinets (representative number)	•				<b>Dryer Power Source:</b> Gas Connection  <b>Dryer Vent:</b> Flexible Metal
3.1	Plumbing Drain, Waste and Vent Systems	•				
3.2	Plumbing Water Supply, Distribution System and Fixtures	•				
3.3	Outlets, Switches and Fixtures	•				
3.4	Dishwasher			•		
3.5	Food Waste Disposer			•		
3.6	Ranges/Ovens/Cooktops	•				
3.7	Microwave Cooking Equipment	•				
3.8	Refrigerator	•				
3.9	Trash Compactor			•		
3.10	Washer and dryer	•				
3.11	Clothes Dryer Vent Piping	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Comments:**

**3.0** Kitchen cabinets and counters were in overall satisfactory condition.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.6 Stove was 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.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)

3.7 Range exhaust fan and light on microwave, and microwave are in satisfactory working condition. Microwave was working when tested with a glass of water.



3.7 Item 1(Picture)



3.7 Item 2(Picture)



3.7 Item 3(Picture)

3.8 Refrigerator was in working condition at the time of the inspection. Cooling temperature in refrigerator was not tested for accuracy, which is beyond the scope of this inspection.



3.8 Item 1(Picture)



3.8 Item 2(Picture)



3.8 Item 3(Picture)

**3.10** Washer and dryer were tested at time of inspection. The dryer was operating from a gas supply and found no electrical supply in area of dryer for a second option.



3.10 Item 1(Picture)



3.10 Item 2(Picture)

**3.11** The dryer vent is venting outside. The vent should be cleaned occasionally to prevent lint buildup.



3.11 Item 1(Picture)



3.11 Item 2(Picture)

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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.

**4. Rooms**

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.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	•				<b>Window</b>
4.1	Walls	•				<b>Manufacturer:</b> ANDERSEN
4.2	Floors	•				<b>Window Types:</b> Thermal/Insulated
4.3	Steps, Stairways, Balconies and Railings	•				
4.4	Doors (representative number)	•				
4.5	Windows (representative number)	•				
4.6	Outlets, Switches and Fixtures	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Comments:**

**4.0** Stain marks were present on the ceiling but were dry at the time of the inspection. The stains appear to be from an old leak from bad seals at the vent pipes on the roof.



4.0 Item 1(Picture)

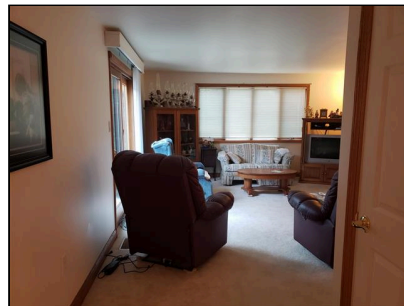


4.0 Item 2(Picture)

**4.1** Interior walls were in overall satisfactory condition. Drywall had typical hairline cracks in a few areas but no structural deficiencies were visible. Drywall on walls was in overall satisfactory condition with no major defects evident.



4.1 Item 1(Picture)



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)



4.1 Item 9(Picture)



4.1 Item 10(Picture)



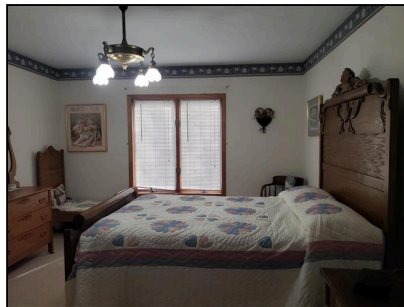
4.1 Item 11(Picture)



4.1 Item 12(Picture)



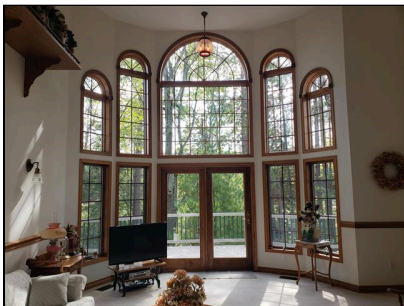
4.1 Item 13(Picture)



4.1 Item 14(Picture)



4.1 Item 15(Picture)



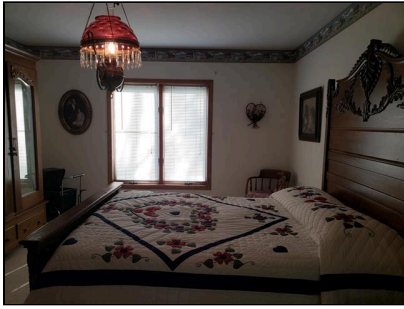
4.1 Item 16(Picture)



4.1 Item 17(Picture)



4.1 Item 18(Picture)



4.1 Item 19(Picture)



4.1 Item 20(Picture)



4.1 Item 21(Picture)



4.1 Item 22(Picture)

**4.2** Sub floors were solid and appeared in overall satisfactory condition. Floor coverings were in overall satisfactory condition.



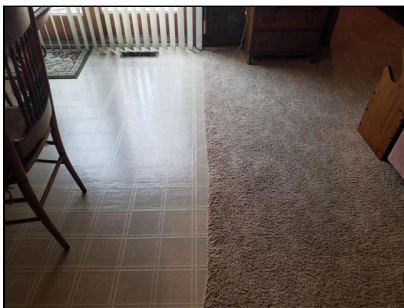
4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

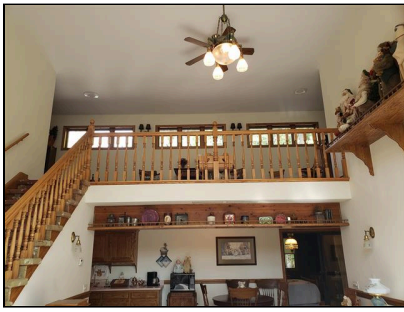


4.2 Item 4(Picture)

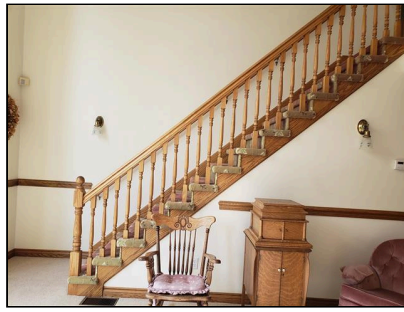


4.2 Item 5(Picture)

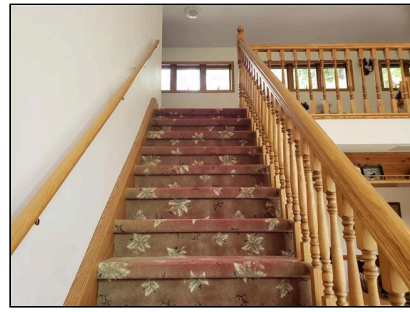
4.3 (1) Stairs and hand railings to second story were in satisfactory condition.



4.3 Item 1(Picture)

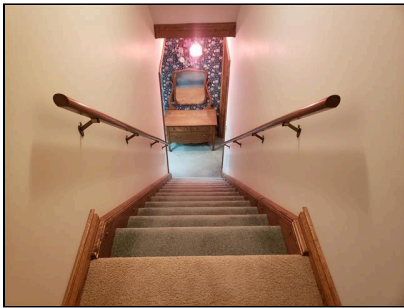


4.3 Item 2(Picture)



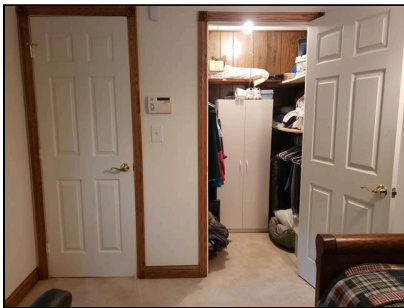
4.3 Item 3(Picture)

(2) Stairs and hand railings to the basement were in satisfactory condition.



4.3 Item 4(Picture)

4.4 Interior doors and closet doors were in normal working condition.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

4.5 Insulated windows were inspected and randomly tested. The windows appeared to be in satisfactory condition. If insulated windows appear to have a bad seals, we generally recommend cleaning and further evaluating as needed.

4.6 A representative number of outlets and lights were tested and found to be in working condition at the time of inspection.

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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.

**5. Bathroom and Components**

		IN	NI	NP	RR	Styles & Materials
5.0	Counters and Cabinets (representative number)	•				<b>Exhaust Fans:</b> Fan with light
5.1	Plumbing Drain, Waste and Vent Systems	•				
5.2	Plumbing Water Supply, Distribution System and Fixtures	•				
5.3	Outlets, Switches and Fixtures	•				
5.4	Exhaust fan	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Comments:**

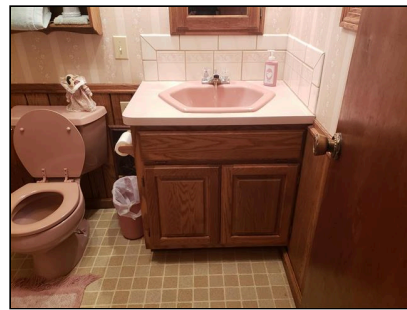
**5.0** Bathroom cabinets and counters were in overall satisfactory condition.



5.0 Item 1(Picture)



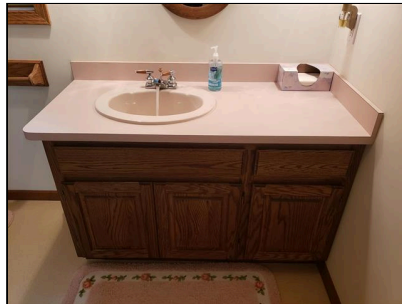
5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

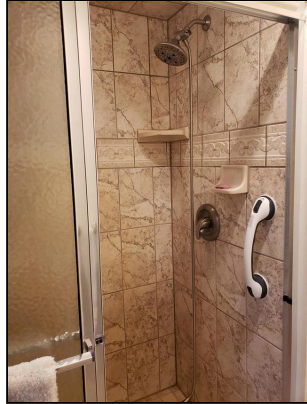


5.0 Item 7(Picture)

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



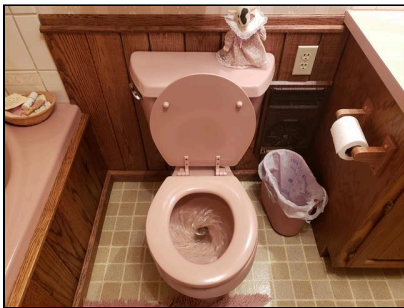
5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)



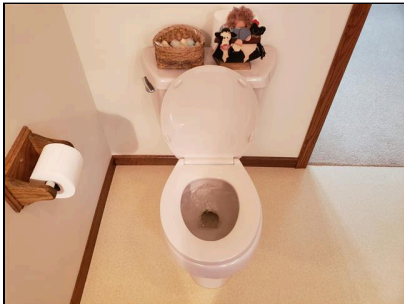
5.1 Item 5(Picture)



5.1 Item 6(Picture)



5.1 Item 7(Picture)



5.1 Item 8(Picture)



5.1 Item 9(Picture)



5.1 Item 10(Picture)



5.1 Item 11(Picture)



5.1 Item 12(Picture)



5.1 Item 13(Picture)

(2) The jet powered bath tub worked properly at time of inspection. The power source, GFCI breaker or outlet for a power supply to the bathtub was not found or was not installed. Recommend a contractor to further investigate and to install a GFCI as required when using a jet tub pump. NOTE: There was a small water leak under the bath tub. Recommend a contractor to repair as needed.



5.1 Item 14(Picture)

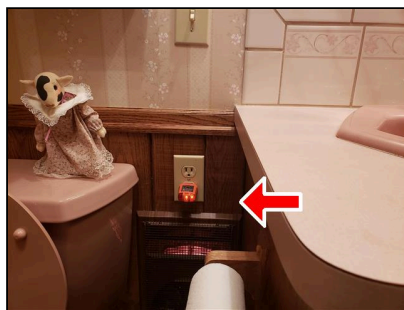


5.1 Item 15(Picture)

**5.3** The bathroom outlets were not on a GFCI system at the older area of the home. New construction would require all outlets within 6' of water to be a GFCI installment. Recommend a contractor to update the outlets as needed.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

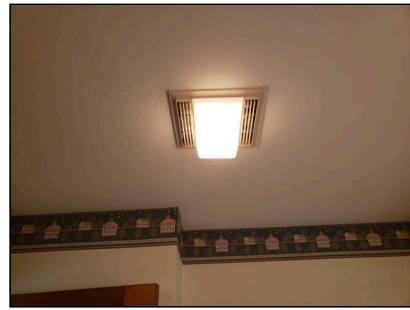
5.4 (1) The bathroom exhaust fans are vented to the exterior side of the home.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)



5.4 Item 5(Picture)

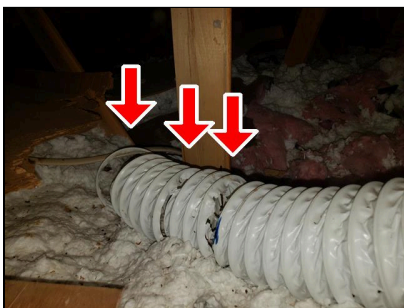


5.4 Item 6(Picture)



5.4 Item 7(Picture)

(2) There was a flexible vent tube installed to the bathroom vent fan. The flexible vent was damaged and needs to be replaced. Recommend a contractor to replace the vent tube as needed.



5.4 Item 8(Picture)



5.4 Item 9(Picture)

**6. Structural Components**

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.

		IN	NI	NP	RR	Styles & Materials
6.0	Foundations, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Masonry block
6.1	Floors (Structural)	•				<b>Method used to observe Crawlpace:</b> Crawled
6.2	Insulation Under Floor System	•				<b>Floor Structure:</b> 2 X 10 Wood joists Engineered floor trusses
6.3	Vapor Retarders (in Crawlpace or basement)			•		<b>Floor System</b>
6.4	Ventilation of Foundation Areas	•				<b>Insulation:</b> Faced Foam R-19

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

**6.0** (1) Basement walls were in overall satisfactory condition with no major defects or structural damage evident. No active seepage was visible at the time of the inspection. No representation can be made to future leaking of the foundation walls. Due to the lack of heavy rain or heavy melting of snow, I am unable to determine if water intrusion will occur.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)



6.0 Item 5(Picture)



6.0 Item 6(Picture)

(2) Crawlpace walls were in overall satisfactory condition with no major defects or structural damage evident at all areas of crawlspaces. No active seepage was visible at the time of the inspection. No representation can be made to future leaking of the foundation walls. Due to the lack of heavy rain or heavy

melting of snow, I am unable to determine if water intrusion will occur.



6.0 Item 7(Picture)



6.0 Item 8(Picture)



6.0 Item 9(Picture)



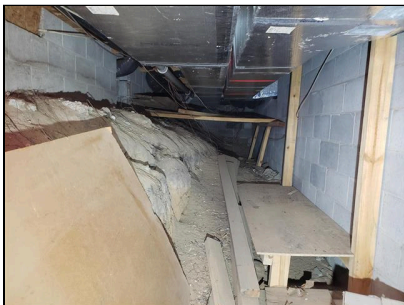
6.0 Item 10(Picture)



6.0 Item 11(Picture)



6.0 Item 12(Picture)



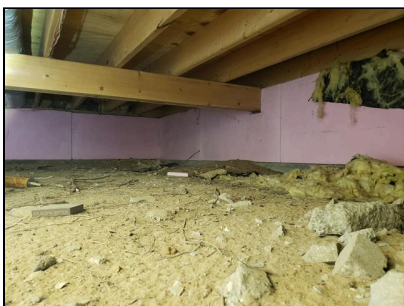
6.0 Item 13(Picture)



6.0 Item 14(Picture)

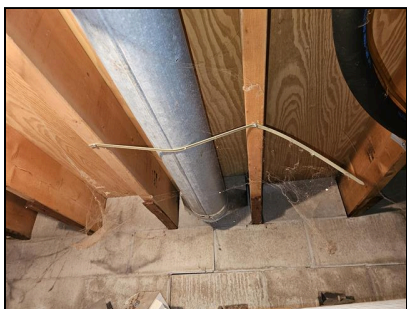


6.0 Item 15(Picture)



6.0 Item 16(Picture)

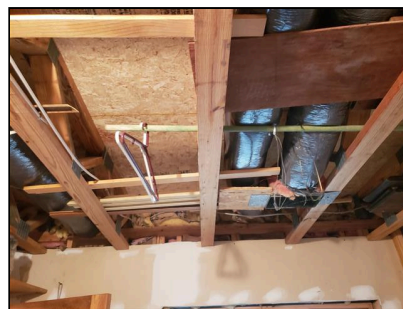
**6.1** The floor structure (header boards, joists, sill plates, and sub floors) appeared in overall satisfactory condition from the visible sections viewed. There were no signs of moisture damage in the areas viewed. Due to the insulation in flooring not all of the floor structure was visible.



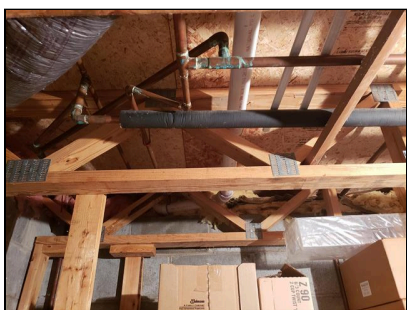
6.1 Item 1(Picture)



6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)

**6.2** The floor system is insulated on the rim joist. Insulation appeared to be in satisfactory condition at all areas viewed.

**6.3** The vapor barrier (plastic) on the crawlspace ground is missing or was never installed. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should install a vapor barrier as needed.

**6.4** Wall vents were in overall satisfactory condition. Wall vents should be open for spring, summer and fall seasons. Wall vents should be closed and sealed from the inside of the crawlspace in the winter seasons. Wall vents were at or near ground level. Water shed and snow melt can seep into the crawlspace where vents are at grade. Crawlspace are to be kept as dry as possible. Half rounded window wells should be installed to help keep water from seeping into the foundation vents. This is for your information and recommend installing half rounded window wells as needed.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

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.

**7. 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.

		IN	NI	NP	RR	Styles & Materials
7.0	Plumbing Drain, Waste and Vent Systems	•				<b>Water Source:</b> Well
7.1	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Water Filters:</b> Whole house conditioner
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water Supply (into home):</b> Black hose
7.3	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Water Distribution (inside home):</b> Copper PEX POLY
7.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				<b>Plumbing Waste:</b> PVC
7.5	Main Fuel Shut-off (Describe Location)	•				<b>Water Heater Power Source:</b> Gas (quick recovery)
7.6	Sump Pump			•		<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)
7.7	Filters and Conditioners	•				<b>Water Heater Location:</b> Basement Crawlspace
						<b>WH Manufacturer:</b> RHEEM

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

7.0 (1) The waste drain pipes between the home and the septic systems appeared to be functioning normally when flushing the stools and running water from the home. However, since the waste drain pipe is underground it is not visibly inspected to determine if there were any defects in the pipe.

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

7.1 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.



7.1 Item 1(Picture)

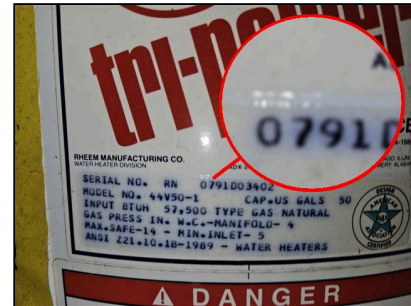
7.2 (1) Water heater was in satisfactory working condition and appeared to be vented properly at the time of the inspection. Water heater was manufactured 07/1991 as stated on the ID tags.



7.2 Item 1(Picture)

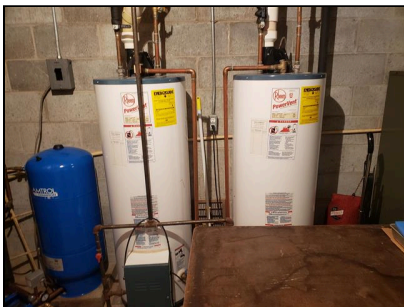


7.2 Item 2(Picture)



7.2 Item 3(Picture)

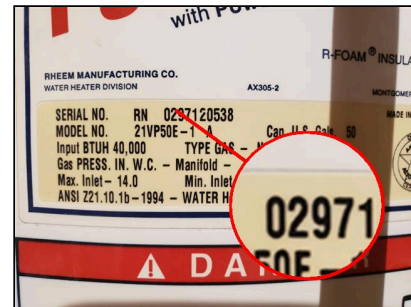
(2) Water heaters were in satisfactory working condition and appeared to be vented properly at the time of the inspection. Water heaters both were manufactured 02/1997 as stated on the ID tags.



7.2 Item 4(Picture)



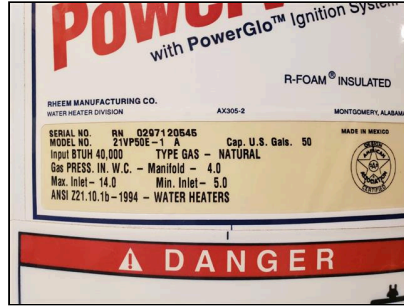
7.2 Item 5(Picture)



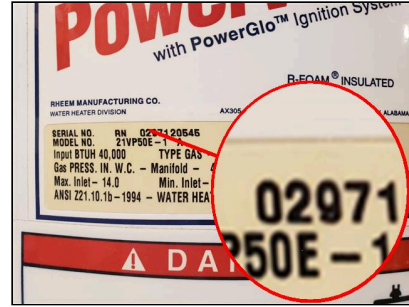
7.2 Item 6(Picture)



7.2 Item 7(Picture)



7.2 Item 8(Picture)



7.2 Item 9(Picture)

7.3 The main shut off for water was located at pressure tank in crawl basement.



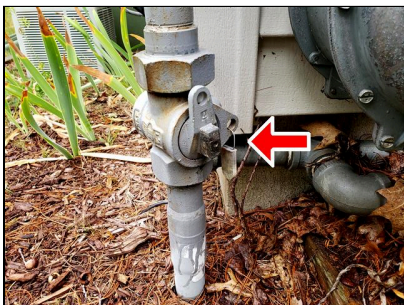
7.3 Item 1(Picture)

7.4 Natural gas is currently being used as the energy source for heat system. There were no odors detected at time of inspection and found no apparent gas leaks. The gas lines were not pressure tested for leaks. Your gas company can pressure test gas lines.



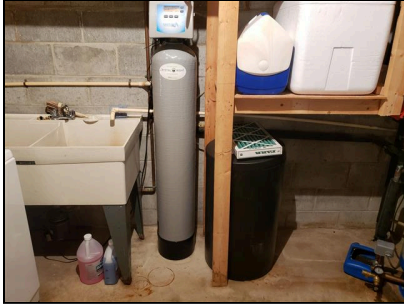
7.4 Item 1(Picture)

7.5 The main fuel shut off is at the gas meter outside. Shut off valve must to be turned until the two holes line up, then the gas will be off. This is for your information and may need a wrench to turn the valve off if needed.



7.5 Item 1(Picture)

**7.7** There was a water softener system installed in the home. Softeners are not inspected by our company and recommend a service contractor to service as needed.



7.7 Item 1(Picture)

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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.

**8. 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.

		IN	NI	NP	RR	Styles & Materials
8.0	Service Entrance Conductors	•				<b>Electrical Service</b> <b>Conductors:</b> Below ground <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Panel Size:</b> 200 AMP SERVICE 100 AMP Panel
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
8.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				
8.4	Location of Main and Distribution Panels	•				
8.5	Smoke Detectors	•				
8.6	Carbon Monoxide Detectors	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**8.0** (1) *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.*

(2) Underground service and meter box appear in satisfactory condition. Ground rod was viewed at time of inspection and secured.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

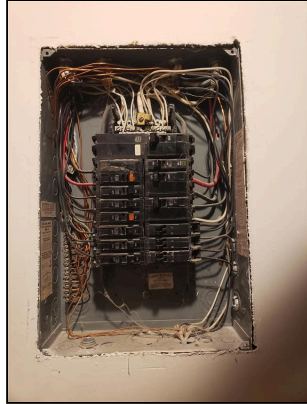


8.0 Item 3(Picture)

8.1 Main electrical panel and sub panel were sufficient and compatible to service size and wired correctly at time of inspection.



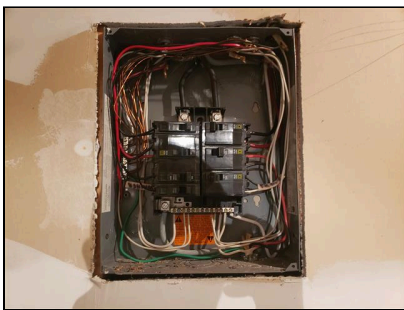
8.1 Item 1(Picture)



8.1 Item 2(Picture)



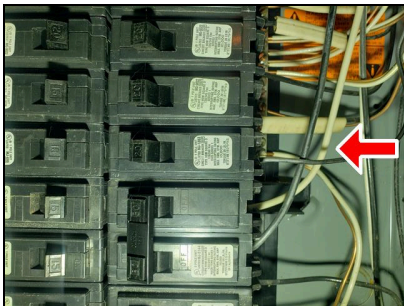
8.1 Item 3(Picture)



8.1 Item 4(Picture)

8.2 (1) Branch breaker distribution appeared normal at 3 of the 4 panels inspected.

(2) At the time of inspection there was one 14 gauge wire in the electric panel that was installed to a 20 amp breaker. 14 gauge wires are not to be installed to any breaker larger than a 15 amp breaker. Recommend a contractor to repair as needed.



8.2 Item 1(Picture)

(3) There were open knockouts in the sub panel at the hallway closet. Recommend a qualified person to install knockout clips where needed.



8.2 Item 2(Picture)

**8.3** There were several ungrounded outlets in the older areas of the home. Contractors have different opinions on ungrounded wiring. This is for your information. May consider a contractor to further evaluate if desired. It is recommended that when using ungrounded outlets that a surge protector be installed.



8.3 Item 1(Picture)

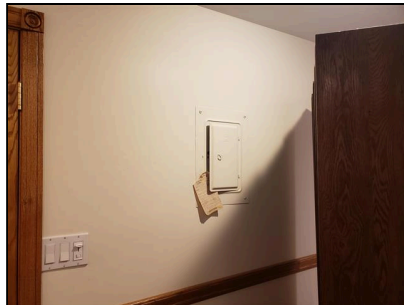


8.3 Item 2(Picture)

**8.4** The main panel box is located at the main floor and in the basement.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

**8.5** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Additional smoke detectors should be added at each bedroom in the home. Recommend installing smoke detectors in each bedroom as required with new construction.



8.5 Item 1(Picture)



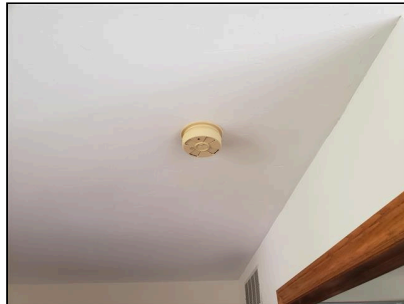
8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture)



8.5 Item 5(Picture)



8.5 Item 6(Picture)

**8.6** There are no carbon monoxide detectors found in home. It is recommended that one be installed on each floor according to the manufacturer's instructions before moving in to the home.

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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.

**9. Heating / Central Air Conditioning**

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.

		IN	NI	NP	RR	Styles & Materials
9.0	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				<b>Heat Type:</b> Furnace <b>Energy Source:</b> Natural gas <b>Number of Heat Systems (excluding wood):</b> Four <b>Heat System Brand:</b> TRANE <b>Filter Type:</b> Washable Disposable <b>Filter Size:</b> 20x25 <b>Types of Fireplaces:</b> Solid Fuel Vented gas logs <b>Operable Fireplaces:</b> Two <b>Number of Woodstoves:</b> None <b>Cooling Equipment Type:</b> Air conditioner unit <b>Cooling Equipment Energy Source:</b> Electricity <b>Number of AC Only Units:</b> Two <b>Central Air Brand:</b> TRANE
9.1	Heating Equipment	•				
9.2	Normal Operating Controls	•				
9.3	Automatic Safety Controls	•				
9.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
9.5	Presence of Installed Heat Source in Each Room	•				
9.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				
9.7	Gas/LP Firelogs and Fireplaces	•				
9.8	Cooling and Air Handler Equipment	•				
9.9	Normal Operating Controls	•				
9.10	Presence of Installed Cooling Source in Each Room	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

9.0 (1) PVC flue pipes for the water heaters and metal furnace vents were in satisfactory condition. NOTE: Recommend cleaning all snow and ice from area of vent. Furnace/water heaters may stop working if vent is plugged/covered.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

(2) The liners were mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liners, I recommend a qualified chimney sweep inspect for safety. The liners were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.



9.0 Item 4(Picture)



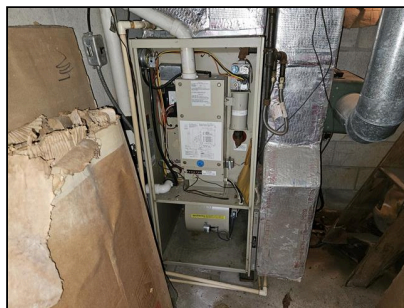
9.0 Item 5(Picture)

9.1 (1) *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.*

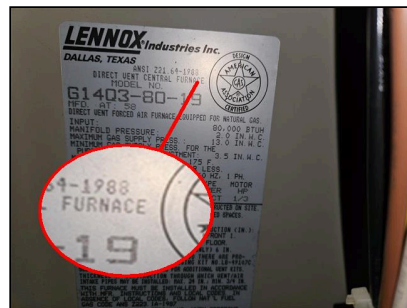
(2) Furnace was in normal working condition at the time of the inspection. No carbon monoxide was detected at the time of the inspection. Heat exchanger had no visibility due to its high efficiency design. Flue and fan were drafting properly at the time of the inspection. Blower motor appeared to be in satisfactory working condition. The furnace was manufactured the year 1988 as stated on the ID tags.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

(3) Furnace was in normal working condition at the time of the inspection. No carbon monoxide was detected

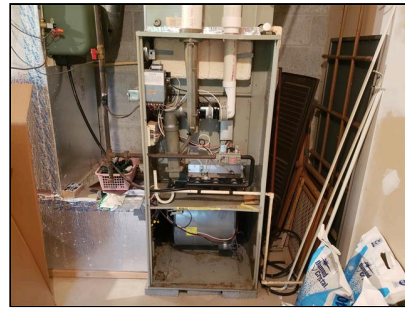
at the time of the inspection. Heat exchanger had no visibility due to its high efficiency design. Flue and fan were drafting properly at the time of the inspection. Blower motor appeared to be in satisfactory working condition. The furnace was manufactured the year 08/1990 as stated on the ID tags.



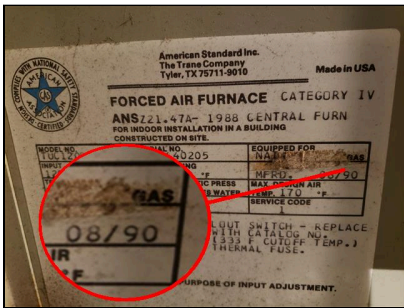
9.1 Item 4(Picture)



9.1 Item 5(Picture)



9.1 Item 6(Picture)



9.1 Item 7(Picture)

(4) There was an electrical wall heater in one bathroom and the heater was in satisfactory working condition when inspected. This is for your information.



9.1 Item 8(Picture)



9.1 Item 9(Picture)

9.2 Thermostats were in working condition. Thermostats were not tested for accuracy. Settings when entered the home were set back to original setting of off when inspection was completed.

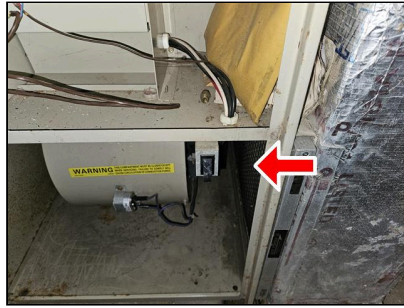


9.2 Item 1(Picture)

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



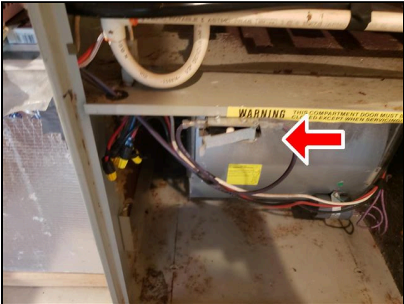
9.3 Item 1(Picture)



9.3 Item 2(Picture)



9.3 Item 3(Picture)



9.3 Item 4(Picture)

9.4 Filter locations. (see photo)



9.4 Item 1(Picture)



9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)

9.5 There was a heat source at each room and each register was working at time of inspection.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)



9.5 Item 4(Picture)



9.5 Item 5(Picture)



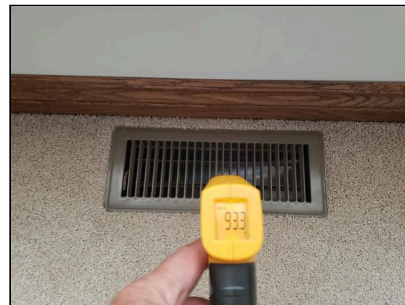
9.5 Item 6(Picture)



9.5 Item 7(Picture)



9.5 Item 8(Picture)



9.5 Item 9(Picture)



9.5 Item 10(Picture)



9.5 Item 11(Picture)



9.5 Item 12(Picture)



9.5 Item 13(Picture)



9.5 Item 14(Picture)



9.5 Item 15(Picture)



9.5 Item 16(Picture)



9.5 Item 17(Picture)

**9.6** Wood fireplace was not tested but appeared to be in working condition and vented properly. The flue should be cleaned before using. I recommend a chimney sweep to further evaluate and clean before using.



9.6 Item 1(Picture)



9.6 Item 2(Picture)



9.6 Item 3(Picture)



9.6 Item 4(Picture)



9.6 Item 5(Picture)

9.7 Gas log fireplace appeared to be in satisfactory working condition and vented properly. Control panel for operation of the fireplace was found on the left wall of fireplace. Recommend a contractor to clean and further evaluate the gas log fireplace as needed. It has not been in operation for a few years.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

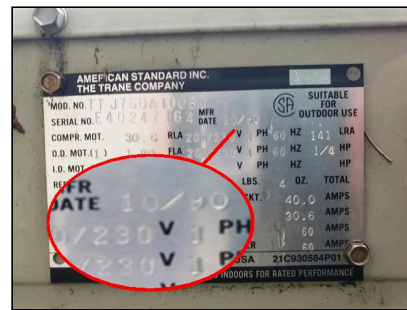
9.8 (1) The A/C was short tested at time of inspection and appeared to be in satisfactory working condition. Recommend keeping the A/C unit level as recommended by the manufacturer. The A/C unit was manufactured 10/1990 As stated on the ID tag.



9.8 Item 1(Picture)



9.8 Item 2(Picture)



9.8 Item 3(Picture)

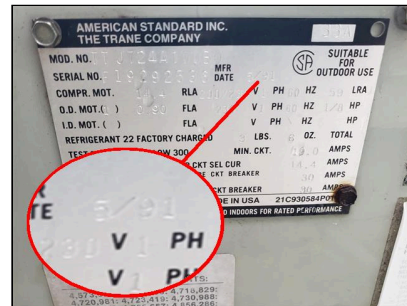
(2) The A/C was short tested at time of inspection and appeared to be in satisfactory working condition. Recommend keeping the A/C unit level as recommended by the manufacturer. The A/C unit was manufactured 05/1991 As stated on the ID tag.



9.8 Item 4(Picture)



9.8 Item 5(Picture)



9.8 Item 6(Picture)

9.9 Thermostat were tested at time of inspection and appeared to be in working condition.



9.9 Item 1(Picture)

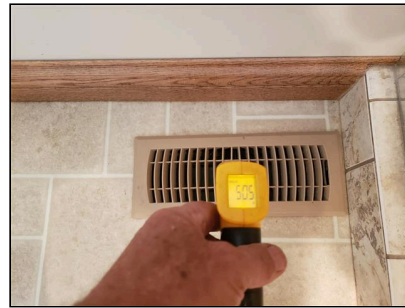
9.10 There was a cooling source at each room and each register was working at time of inspection.



9.10 Item 1(Picture)



9.10 Item 2(Picture)



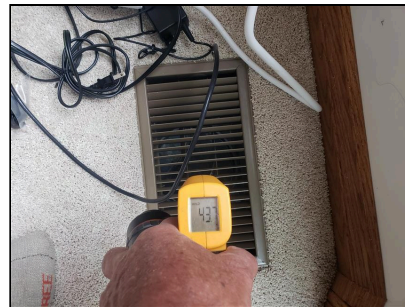
9.10 Item 3(Picture)



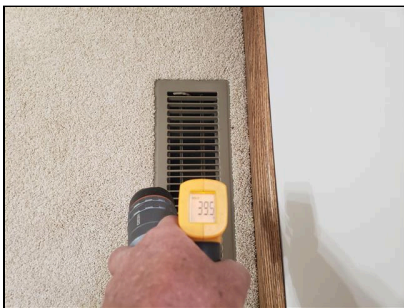
9.10 Item 4(Picture)



9.10 Item 5(Picture)



9.10 Item 6(Picture)



9.10 Item 7(Picture)



9.10 Item 8(Picture)

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.

## Summary



Hawkeye Home Inspection Co

7723 M-32 East Johannesburg MI. 49751  
(989)-217-1392

### Customer

Diane Ives

### Address

11021 McArthur Rd  
Atlanta MI 49709

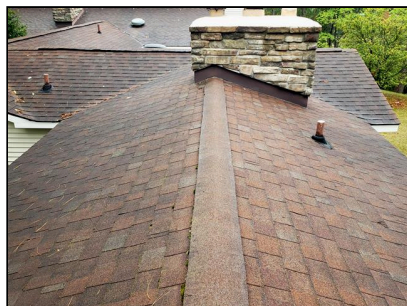
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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. 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. Roof System / Chimneys and Attic

### 1.0 Roof Coverings

#### Inspected

The roof covering is old, and the life of covering has almost expired. The covering does need to be replaced within the next 3 years. While it could last a couple years or so, some areas may need patching with tar as leaks develop. NOTE: All areas of shingle tabs missing should be sealed with a roofing tar to help prevent water leaks until new roofing is installed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



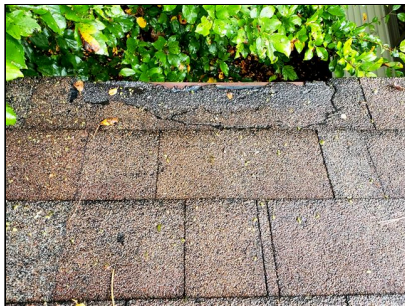
1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



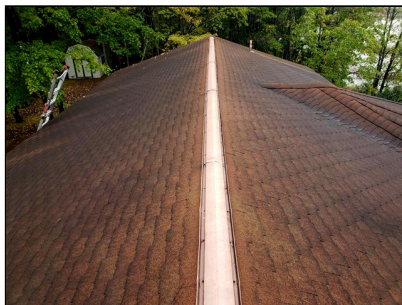
1.0 Item 11(Picture)



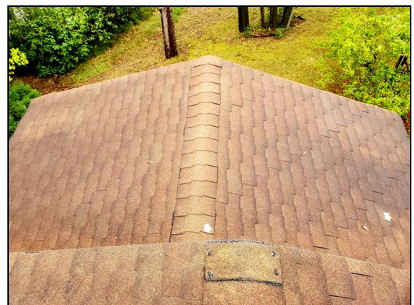
1.0 Item 12(Picture)



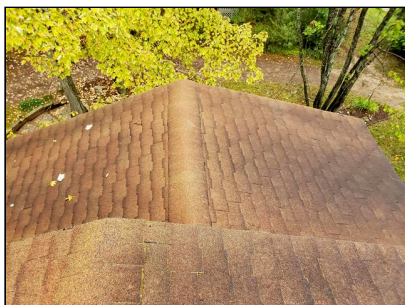
1.0 Item 13(Picture)



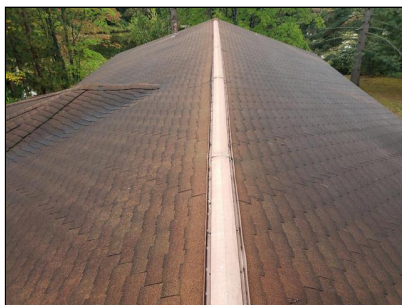
1.0 Item 14(Picture)



1.0 Item 15(Picture)



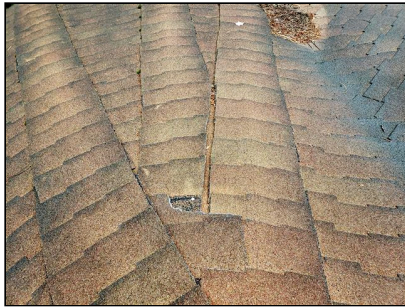
1.0 Item 16(Picture)



1.0 Item 17(Picture)



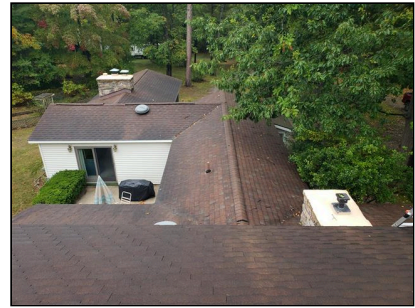
1.0 Item 18(Picture)



1.0 Item 19(Picture)



1.0 Item 20(Picture)



1.0 Item 21(Picture)

**1.2 Flashings**

**Inspected**

(1) PVC vent pipe was in satisfactory condition when inspected. The rubber boot flashing was damaged/cracked and needs to be repaired. The cracks can allow water to seep into the attic space and deterioration and mildew can accrue. Recommend a contractor to replace the rubber boot flashings as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



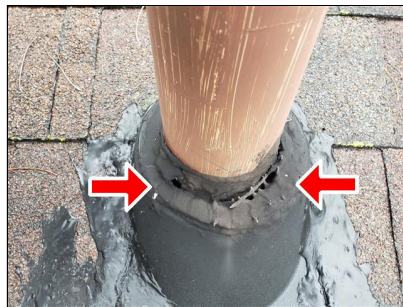
1.2 Item 5(Picture)



1.2 Item 6(Picture)



1.2 Item 7(Picture)



1.2 Item 8(Picture)

**2. Exterior**

**2.1 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Inspected**

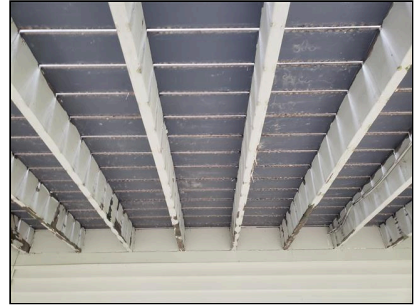
(3) The front deck was in satisfactory condition and well maintained. Decking boards and handrails were well maintained and sealed. NOTE: There were areas of paint/sealer peeling at the under side of the lake side deck. Recommend a qualified person to prep and paint all areas of peeling sealer as needed.



2.1 Item 5(Picture)



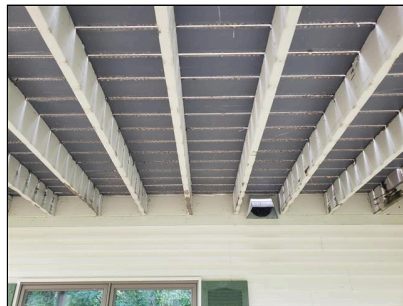
2.1 Item 6(Picture)



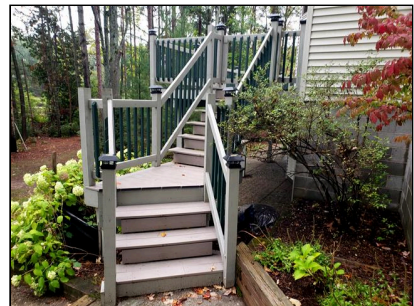
2.1 Item 7(Picture)



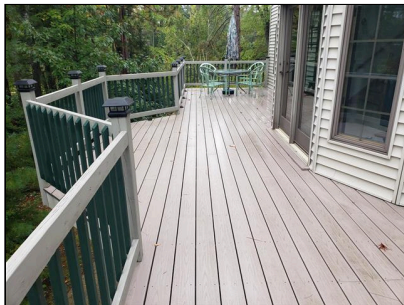
2.1 Item 8(Picture)



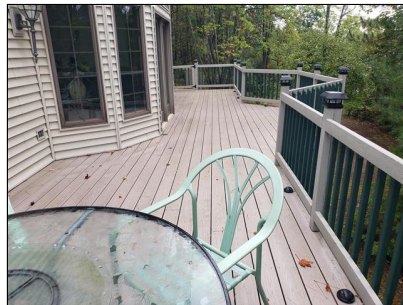
2.1 Item 9(Picture)



2.1 Item 10(Picture)



2.1 Item 11(Picture)



2.1 Item 12(Picture)

**2.7 Light fixtures and electrical outlets (exterior)**

**Inspected**

The exterior outlets were not GFCI outlets (Ground Fault Circuit Breakers), but were grounded when tested. Recommend replacement of outlets. NOTE: All exterior outlets would be required to be on a GFCI system with new construction. This is for your information. Recommend a contractor to repair as needed.



2.7 Item 1(Picture)



2.7 Item 2(Picture)



2.7 Item 3(Picture)

**5. Bathroom and Components**

**5.1 Plumbing Drain, Waste and Vent Systems**

**Inspected**

(2) The jet powered bath tub worked properly at time of inspection. The power source, GFCI breaker or outlet for a power supply to the bathtub was not found or was not installed. Recommend a contractor to further investigate and to install a GFCI as required when using a jet tub pump. NOTE: There was a small water leak under the bath tub. Recommend a contractor to repair as needed.



5.1 Item 14(Picture)



5.1 Item 15(Picture)

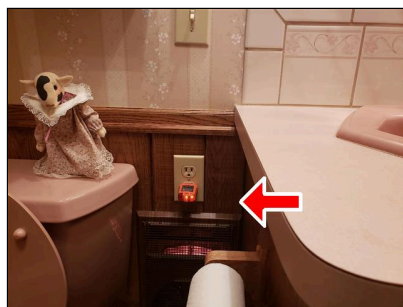
**5.3 Outlets, Switches and Fixtures**

**Inspected**

The bathroom outlets were not on a GFCI system at the older area of the home. New construction would require all outlets within 6' of water to be a GFCI installment. Recommend a contractor to update the outlets as needed.



5.3 Item 1(Picture)

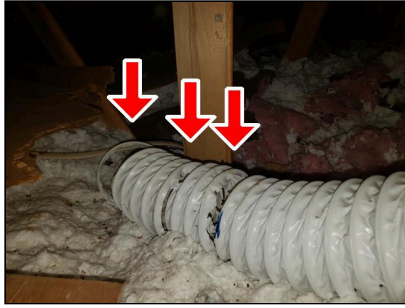


5.3 Item 2(Picture)

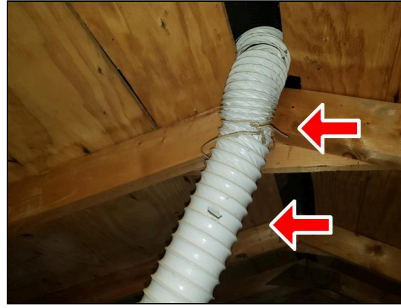
**5.4 Exhaust fan**

**Inspected**

(2) There was a flexible vent tube installed to the bathroom vent fan. The flexible vent was damaged and needs to be replaced. Recommend a contractor to replace the vent tube as needed.



5.4 Item 8(Picture)



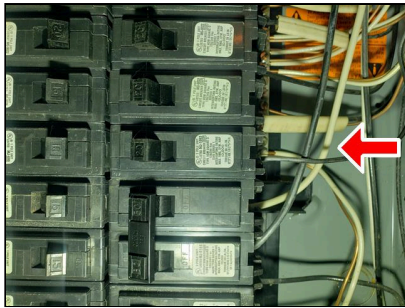
5.4 Item 9(Picture)

## 8. Electrical System

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

#### Inspected

(2) At the time of inspection there was one 14 gauge wire in the electric panel that was installed to a 20 amp breaker. 14 gauge wires are not to be installed to any breaker larger than a 15 amp breaker. Recommend a contractor to repair as needed.



8.2 Item 1(Picture)

(3) There were open knockouts in the sub panel at the hallway closet. Recommend a qualified person to install knockout clips where needed.

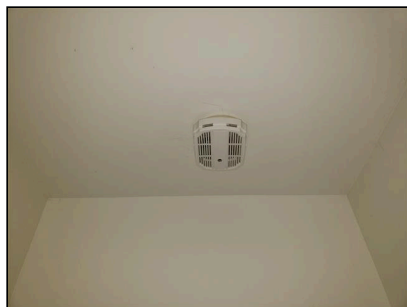


8.2 Item 2(Picture)

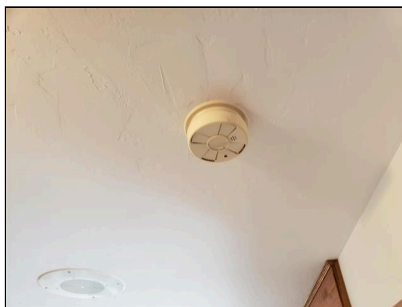
### 8.5 Smoke Detectors

#### Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Additional smoke detectors should be added at each bedroom in the home. Recommend installing smoke detectors in each bedroom as required with new construction.



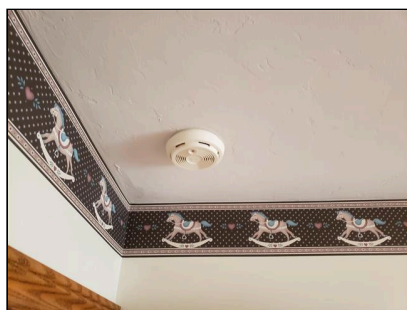
8.5 Item 1(Picture)



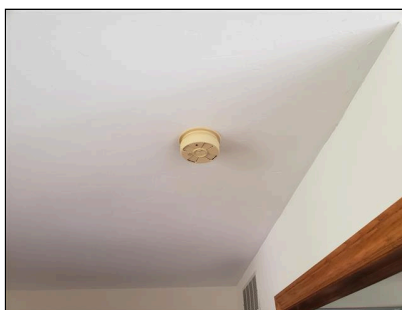
8.5 Item 2(Picture)



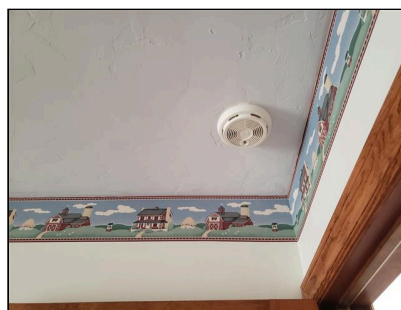
8.5 Item 3(Picture)



8.5 Item 4(Picture)



8.5 Item 5(Picture)



8.5 Item 6(Picture)

**8.6 Carbon Monoxide Detectors**

**Inspected**

There are no carbon monoxide detectors found in home. It is recommended that one be installed on each floor according to the manufacturer's instructions before moving in to the home.

**9. Heating / Central Air Conditioning**

**9.0 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

**Inspected**

(2) The liners were mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liners, I recommend a qualified chimney sweep inspect for safety. The liners were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.



9.0 Item 4(Picture)



9.0 Item 5(Picture)

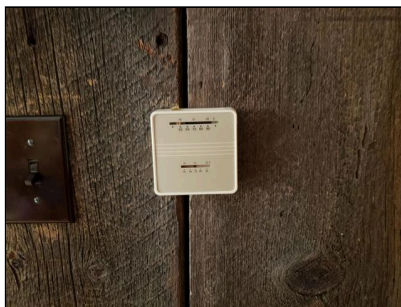
**9.7 Gas/LP Firelogs and Fireplaces**

**Inspected**

Gas log fireplace appeared to be in satisfactory working condition and vented properly. Control panel for operation of the fireplace was found on the left wall of fireplace. Recommend a contractor to clean and further evaluate the gas log fireplace as needed. It has not been in operation for a few years.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

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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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