

Inspection Report

Mr & Mrs America Sample Report

Property Address: 11070 Galaxy Way Rockport Michigan



AJamieson Inspections LLC

Andrew Jamieson 4615 East Clark Road Harrisville, MI. 48740 989-335-1110 www.jamiesoninspections.com

Certification: NACHI12031206

Date: 10/12/2021	Time: 09:00 AM	Report ID: 03032501
Property: 11070 Galaxy Way Rockport Michigan	Customer: Mr & Mrs America Sample Report	Real Estate Professional:

Comment Key or Definitions

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

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

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

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

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

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

Standards of Practice: Style of Home: Approximate age of building: NACHI National Association of Certified Cottage Unknown, 75 years Home Inspectors Temperature: Weather: **Radon Test:** Not Tested 50 Degrees Overcast Wood Destroying Insect (WDI): **Water Test:** Well Inspection: Inspected No No Septic Inspection:

Yes

11070 Galaxy Way Page 2 of 34

1. 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.

Styles & Materials

Foundation: Method used to observe Crawlspace: Floor Structure:

Masonry block A portion was not accessible Wood joists

Poured concrete Crawled

Roof Structure: Roof-Type: Method used to observe attic:

Rafters Gable Crawled

Items

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

Comments: Inspected

(1) Block foundation walls were in good overall condition. There was some exposed wet soil along the perimeter; recommend reinstalling plastic or pulling back into position to cover all of the wet soil that promotes humidity and mold growth.



1.0 Item 1(Picture)

(2) Foundation for front room addition was constructed of masonry blocks. Foundation walls were bowed inward from movement. Block joints were gapped or sloppy in places. Consider repointing any open mortar joints in this area. I was unable to get under this part of the home to see the foundation from the inside.







1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.0 Item 4(Picture)

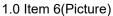
11070 Galaxy Way Page 3 of 34



1.0 Item 5(Picture)

(3) The oldest part of the crawlspace was not accessible. This foundation was poured. I found three or four settling cracks. The soil was moist or wet. Recommend further evaluation. Consider installing a plastic vapor barrier over the soil and increasing ventilation.







1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

1.1 FLOORS (Structural) Comments: Inspected

11070 Galaxy Way Page 4 of 34

- (1) Floor structure under older portion of crawlspace was not accessible for viewing. Access and further evaluation is advised by a qualified building professional.
- (2) Floor joists in newer block crawlspace (under the bathroom) looked good overall. There was some fungal residue on some floor joists that should be cleaned off. Also I observed stained or damaged OSB subfloor under a couple of areas near the bathroom such as under the bathtub. This material felt dry on the day of the inspection. I am unable to tell when the damage occurred or whether a leak is ongoing. I recommend further evaluation and monitoring of these areas. Clean all areas that have mold reside with concentrated bleach or other product. Replace any damaged subfloor at an opportune time, such as when remodeling or replacing fixtures.







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 ROOF STRUCTURE AND ATTIC

Comments: Inspected

(1) Attic was in overall satisfactory condition. Rafters were structurally sound. Some rafters in the middle of the roof plane showed evidence of sagging; there had been reinforcement or repair in that area.







1.2 Item 1(Picture)

1.2 Item 2(Picture)

1.2 Item 3(Picture)



1.2 Item 4(Picture)

11070 Galaxy Way Page 5 of 34

(2) Roof decking in the older part of attic was composed of boards with gaps. This area of the roof may need to be sheeted before reroofing with shingles.





1.2 Item 5(Picture)

1.2 Item 6(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.

11070 Galaxy Way Page 6 of 34

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.

Items

2.0 EAVES, SOFFIT AND FASCIA

Comments: Inspected

Metal fascia was intact. There were a few loose fasteners. Recommend maintenance.



2.0 Item 1(Picture)

2.1 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

(1) T-111 wooden panel siding was water damaged along the bottom edge at locations along the back of the home. This is caused by water runoff and splashing. Some measure of cleaning and staining can help preserve damaged edges for a while, but eventually bottom edges may need to be cut away and repaired.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture) Siding in contact with grade is vulnerable to water damage

11070 Galaxy Way Page 7 of 34





2.1 Item 5(Picture)

- 2.1 Item 4(Picture)
- (2) Woodpecker holes in siding can be repaired by caulking before painting.







2.1 Item 6(Picture)

2.1 Item 7(Picture)

2.1 Item 8(Picture)

2.2 WINDOWS

Comments: Inspected

There were 5 of the 8 windows that had fog or condensation between the panes; leaking thermal seals. Recommend repair or replacement as necessary.







2.2 Item 1(Picture)

2.2 Item 2(Picture)

2.2 Item 3(Picture)

2.3 DOORS (Exterior)

Comments: Inspected

11070 Galaxy Way Page 8 of 34

Front entry door did not latch. Recommend adjustment to latch or strike plate as needed.



2.3 Item 1(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS Comments: Inspected

(1) Front deck had peeling/flaking surface finish. There were several warped boards and significant weathering. There were other needs; recommend maintenance or repair.







2.4 Item 1(Picture)

2.4 Item 2(Picture)

2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) Front deck was constructed up against the home, and possibly attached. I was unable to see down into this joint to check for flashing or determine if decay has occurred in the joint. Deck attachments are vulnerable to water retention and damage; Recommend further evaluation.



2.4 Item 5(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.

11070 Galaxy Way Page 9 of 34

3. Roofing

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

Styles & Materials

Viewed roof covering from: **Roof Covering:** Layers:

Asphault Shingle Walked roof 1 Layer

Items

3.0 ROOF COVERINGS

Comments: Inspected

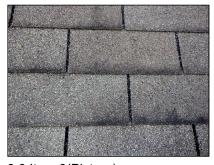
(1) Roof covering was showing typical wear and was in overall satisfactory condition. Shingle tabs showed signs of age and cracking. The valleys were in satisfactory condition. The estimated functional life remaining on roof covering was 2 to 4 years.







3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

11070 Galaxy Way Page 10 of 34 (2) Heat tape was present along eaves to help reduce ice damming. A few clips and retainers were loose. Recommend maintenance.







3.0 Item 5(Picture)

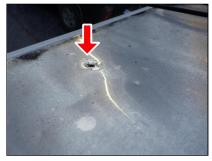
3.0 Item 6(Picture)

3.0 Item 7(Picture)

(3) Flashing on edge of eave had several loose or missing fasteners. Recommend sealing with tar or silicone to reduce potential for leaks.







3.0 Item 8(Picture)

3.0 Item 9(Picture)

3.0 Item 10(Picture)

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

The rubber boot on plumbing vent pipe had cracks and gaps. This is a potential water entry point. Recommend repair.





3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

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

11070 Galaxy Way Page 11 of 34

4. Plumbing

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

Styles & Materials

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

Copper PVC Electricity

Polybutylene

Water Heater Capacity: Manufacturer: Age of water heater:

40 Gallons RELIANCE 16 years

Items

4.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

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





4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

(1) Polybutylene plastic plumbing supply lines (PB) were present for plumbing as well as Copper and some Pex. Polybutylene has been used in this state for many years, but has had a higher than normal failure rate, and is no longer being used. Failures have been related to <u>Chlorine</u> used to treat <u>city</u> water systems. Copper and Brass fittings used in later years have apparently reduced the failure rate. For further reading go to https://www.nachi.org/pb.htm



4.1 Item 1(Picture)



4.1 Item 2(Picture) Polybutylene pipes and fittings become brittle over time and burst suddenly



4.1 Item 3(Picture)

11070 Galaxy Way Page 12 of 34

(2) Kitchen and bathroom sinks had a slower than usual flow rate. I recommend cleaning the aerators.



4.1 Item 4(Picture)

4.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

There was a leak at drain fitting under utility sink in laundry room. Recommend a plumber to repair.



4.2 Item 1(Picture)

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

(1) Water heater was in satisfactory working condition at the time of the inspection. Water heater had the front covers removed; these should be installed for safety reasons to prevent easy access to high voltage terminals inside.



4.3 Item 1(Picture)



4.3 Item 2(Picture)



4.3 Item 3(Picture)

11070 Galaxy Way Page 13 of 34

(2) The TPR valve on water heater needs a 3/4 inch pipe to extend within 6 inches of floor for safety.



4.3 Item 4(Picture)

(3) There was no catch pan at bottom of water heater. A catch pan with drain should be installed when replacing the unit.



4.3 Item 5(Picture)

4.4 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut-off was at gas meter outside.



4.4 Item 1(Picture)

4.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

(1) **Safety tip:** If there is a gas leak or possible detection of gas fumes in the home, DO NOT try to fix the problem. You should immediately call your utility company or call 911 in case of an emergency. The house should then be vacated until help arrives.

11070 Galaxy Way Page 14 of 34

(2) A gas pipe drip leg in crawlspace had a corroded cap. Recommend replacing this drip leg.





4.5 Item 1(Picture)

4.5 Item 2(Picture)

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.

11070 Galaxy Way Page 15 of 34

5. 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.

Styles & Materials

Panel capacity: Electric Panel Manufacturer:

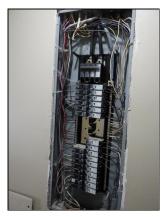
200 AMP SIEMENS SQUARE D

Items

5.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

(1) Main distribution panel in home (200 amps) was sufficient and compatible to service size.



5.0 Item 1(Picture)

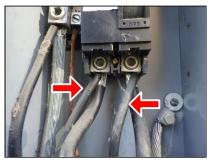
(2) Main distribution panel cover had two missing screws.



5.0 Item 2(Picture)

11070 Galaxy Way Page 16 of 34

(3) Subpanel in garage (100amps) was run off the 200 amp main breaker (at exterior panel). The electrical cable between panels was not properly over-current protected. Recommend an electrician to review and advise.







5.0 Item 3(Picture)

5.0 Item 4(Picture)

5.0 Item 5(Picture)

5.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

Branch breaker distribution was normal. Wires and breakers were sized correctly.

5.2 EXTERIOR OUTLETS AND FIXTURES (Observed from a representative number of light fixtures, switches and receptacles located on the exterior of house and garage, and inside garage)

Comments: Inspected

The exterior outlets were not GFCI protected - recommend installing GFCI protection for exterior outlets.



5.2 Item 1(Picture)



5.2 Item 2(Picture) outlets inside lean-to shed

5.3 INTERIOR OUTLETS, SWITCHES, FIXTURES, JUNCTION BOXES AND WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house) Comments: Inspected

(1) About half of the outlets in the house were ungrounded including both two and three prong type. There was a combination of old cloth romex wiring which is ungrounded and newer romex wiring throughout the house. This is not uncommon with older homes. Ungrounded wiring is generally considered safe, though not as safe as newer grounded wiring; consult with a licensed electrician who can further advise. Ungrounded outlets should be labeled as "ungrounded".



5.3 Item 1(Picture)



5.3 Item 2(Picture)

11070 Galaxy Way Page 17 of 34

(2) A few of the outlets were loose in the wall. One outlet needed a cover.





5.3 Item 3(Picture)

5.3 Item 4(Picture)

5.4 POLARITY, GROUNDING, AND GFCI PROTECTION (GROUND FAULT CIRCUIT INTERRUPTERS) OF ALL **OUTLETS WITHIN 6 FEET OF WATER**

Comments: Inspected

- (1) GFCI outlets in kitchen were tested and found to be in satisfactory working condition.
- (2) Bathroom outlet was not GFCI protected. Recommend installing a GFCI outlet in this location. Contact an electrician as needed.



5.4 Item 1(Picture)

5.5 SMOKE DETECTORS

Comments: Inspected

There was only one functional smoke detector present. This is a potential safety concern. Recommend installing new/ additional smoke detectors.







5.5 Item 1(Picture)

5.5 Item 2(Picture)

5.5 Item 3(Picture)

5.6 CARBON MONOXIDE DETECTORS

Comments: Not Present

There was no Carbon Monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions before moving into home.

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.

11070 Galaxy Way Page 18 of 34

6. Heating

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

Styles & Materials

Heat Type: Energy Source: Heat System Brand:

Forced Air Furnace Natural gas ARMSTRONG

Age of Heating System:Input BTUs:Efficiency:13 years66,00080%

Filter Size:

14x24

Items

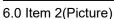
6.0 HEATING EQUIPMENT

Comments: Inspected

(1) Furnace was in normal working condition at the time of the inspection. No Carbon Monoxide was detected - checked with a Carbon Monoxide meter. Heat exchanger had limited visibility due to its design. Flue and fan were drafting properly. Blower motor was in satisfactory working condition.









6.0 Item 3(Picture)

6.0 Item 1(Picture)



6.0 Item 4(Picture) No CO detected. All registers produced heat.

11070 Galaxy Way Page 19 of 34

(2) The furnace should be serviced annually by an HVAC technician and a regular maintenance/service plan set up with the technician. The following items were noted for service: 1. Furnace service compartment was very dusty, 2. Filter was dirty and should be changed, 3. Flywheel on induction fan shaft was missing. 4. A screw was missing for the front cover.







6.0 Item 5(Picture)

6.0 Item 6(Picture)

6.0 Item 7(Picture)



6.0 Item 8(Picture)

6.1 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

6.2 NORMAL OPERATING CONTROLS

Comments: Inspected

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

Comments: Inspected

Return ducts in crawlspace sat on the soil. There were a few mouse holes. Recommend mounting up off the floor to minimize mouse activity.





6.3 Item 1(Picture)

6.3 Item 2(Picture)

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

Comments: Inspected

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.

11070 Galaxy Way Page 20 of 34

7. Interior

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

Items

7.0 CEILINGS

Comments: Inspected

7.1 FLOORS

Comments: Inspected

(1) Rugs were worn in places. Some edges were loose.





7.1 Item 1(Picture)

7.1 Item 2(Picture)

(2) There were a few grout joints in the bathroom tile that were crumbling or recessed.





7.1 Item 3(Picture)

7.1 Item 4(Picture)

7.2 WALLS

Comments: Inspected

There was loose or displaced baseboard trim in bathroom and hallway.



7.2 Item 1(Picture)

7.3 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

11070 Galaxy Way Page 21 of 34

7.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) Bathroom door tended to rub the floor when closing it. Recommend adjustment to the carpet transition strip.





7.4 Item 1(Picture)

7.4 Item 2(Picture)

(2) A bedroom door did not latch shut when closed; the strike plate should be adjusted.



7.4 Item 3(Picture)

7.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Windows were intact and operable.

7.6 LEAD PAINT SCREENING

Comments: Not Inspected

Home was not evaluated for Lead paint; this is outside the scope of this inspection.

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.

11070 Galaxy Way Page 22 of 34

8. Insulation and Ventilation

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

Styles & Materials

Attic Insulation: Average Inches: Ventilation:

Blown 12 to 16 inches Gable vents

Cellulose Ridge vents

Fiberglass Soffit Vents

Floor System Insulation: Dryer Power Source:

NONE 240 Electric

Items

8.0 INSULATION IN ATTIC

Comments: Inspected

Attic was insulated 12 to 16 inches of blown fiberglass over blown cellulose; average R-value was R-42+







8.0 Item 1(Picture)

8.0 Item 2(Picture)

8.0 Item 3(Picture)

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

There was no insulation present in the floor structure or crawlspace perimeter of this home. Recommend consulting with a qualified contractor to evaluate for insulation options.







8.1 Item 1(Picture)

8.1 Item 2(Picture)

8.1 Item 3(Picture)

8.2 INSULATION IN WALLS

Comments: Not Inspected

Insulation in walls was not checked and is beyond the scope of this inspection.

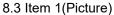
8.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

11070 Galaxy Way Page 23 of 34

A vapor barrier was present in half the crawlspace but not the other half. Recommend installing throughout.







8.3 Item 2(Picture)

8.4 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

(1) There were approximately 4 foundation vents around the home. More may be needed to adequately vent and clear excess moisture. One of the vents had holes in the screen; mice can enter the crawlspace through damaged screens; another vent was somewhat damaged; repair or replace as needed.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

11070 Galaxy Way Page 24 of 34

(2) Soffit and ridge vents were present for attic ventilation. Gable vents were present also. Attic ventilation may need to be improved by the installation of proper vents (baffles) at the eave to help air move upward. Also the ridge opening was one inch wide; make it 1.5 inches minimum. Contact a roofing contractor to advise when replacing roof covering.







8.4 Item 5(Picture)

8.4 Item 6(Picture)

8.4 Item 7(Picture)





8.4 Item 8(Picture)

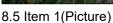
8.4 Item 9(Picture)

8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

(1) Vent flap for dryer was stuck open. Also the vent pipe at back of dryer was broken or disconnected. Recommend repair to dryer vent pipe.







8.5 Item 2(Picture)



8.5 Item 3(Picture)

(2) Bathroom was NOT equipped with a ventilation fan. A ventilation fan routed to the exterior is recommended.



8.5 Item 4(Picture)

11070 Galaxy Way Page 25 of 34

AJamieson Inspections LLC

America

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

11070 Galaxy Way Page 26 of 34

9. Built-In Kitchen Appliances

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

Items

9.0 DISHWASHER

Comments: Inspected

Dishwasher lacked a front kick plate.



9.0 Item 1(Picture)

9.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

9.2 FOOD WASTE DISPOSER

Comments: Not Present

9.3 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

9.4 REFRIGERATOR

Comments: Inspected

9.5 WASHER/DRYER

Comments: Inspected

Washer and dryer were tested and found to be in satisfactory working condition. Dryer was somewhat loud. No apparent leaks were visible from plumbing fixtures.

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.

11070 Galaxy Way Page 27 of 34

10. Septic System

Styles & Materials

Septic Tank:

Septic System Notes: Satisfactory working condition

1000 to 1200 Gallons

Items

10.0 SEPTIC SYSTEM

Comments: Inspected

(1) Septic tank was opened and inspected and found to be in satisfactory working condition. Water level in tank was normal. Septic tank heavy solids on the top and a light layer of sludge on the bottom; recommend having tank pumped in about a year's time to remove solids. Inlet pipe and outlet baffle were present and functioning properly.







10.0 Item 1(Picture)

10.0 Item 2(Picture)

10.0 Item 3(Picture)

(2) Effluent tank and pump were in good working condition. The effluent tank had visible solids and sludge. This tank should be pumped, cleaned, or serviced by a septic pumper.





10.0 Item 4(Picture)

10.0 Item 5(Picture)

(3) Outlet for effluent pump should have a weatherproof electrical box or a cover to shed water.



10.0 Item 6(Picture)

11070 Galaxy Way Page 28 of 34 (4) Effluent tank lid was not secure. I recommend securing with boards and screws to prevent accidental entry by children.



10.0 Item 7(Picture)

10.1 VISIBLE INSPECTION OF INSIDE TANK

Comments: Inspected

10.2 INSPECTION OF SEPTIC FIELD

Comments: Inspected

(1) Drain field drained properly with a 30 minute test of continuous water flow into system with no rise of water or back flow into septic tank or effluent tank.



10.2 Item 1(Picture)

(2) There were numerous trees located near edge of septic field. Roots from trees will damage underground septic drain pipes over time if left untreated. System should be treated with Copper Sulfate annually to prevent root hairs from plugging portions of field. Copper Sulfate is a flushable product (chemical) that can be found at most hardware and home improvement stores.



10.2 Item 2(Picture)

11070 Galaxy Way Page 29 of 34

11. Wood Destroying Insect (WDI)

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

Styles & Materials

Inaccessible areas:

Areas under insulation of attic Inaccessible areas of attic

Inaccessible areas of crawl space

Walls

Visual evidence of WDI:

None present in home

Items

11.0 Visual evidence

Comments: Inspected

Visible evidence of a wood destroying insect was observed as follows: There were ant bait traps in the home. I did not see what kind of ants they were dealing with.



11.0 Item 1(Picture)

11.1 No visual evidence

Comments: Inspected

There was no visible evidence of wood destroying insects at residence inspected. Some area of the attic and crawlspace were not accessible for viewing.

11.2 Treatment recommendation

Comments: Inspected

Without preventative measures, the likelihood of future invasion by carpenter ants in this home is HIGH.

Recommended treatment for the control of Carpenter Ants: Due to the wooded area around home it is recommended that exterior spraying of perimeter or some other sort of preventative treatment be done on a seasonal basis (May through October). Contact a qualified professional as needed.

I also recommend monitoring the interior of the home for the appearance of carpenter ants during the warmer summer months; contact a pest control company to evaluate and treat if any show up.

This wood destroying insect report is specific to the time and day of the inspection. The inspection does not cover hidden damage caused by wood destroying insects. Conditions may change due to weather, time of day and/or time of year. This is consistent with the FHA guidelines of the NPMA-33 Pest Form.

11070 Galaxy Way Page 30 of 34

Summary



AJamieson Inspections LLC

4615 East Clark Road Harrisville, Ml. 48740 989-335-1110 www.jamiesoninspections.com Certification: NACHI12031206

Customer

Mr & Mrs America Sample Report

Address

11070 Galaxy Way Rockport Michigan

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

1. Structural Components

Investigate

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

Inspected

- (3) The oldest part of the crawlspace was not accessible. This foundation was poured. I found three or four settling cracks. The soil was moist or wet. Recommend further evaluation. Consider installing a plastic vapor barrier over the soil and increasing ventilation.
- 1.1 FLOORS (Structural)

11070 Galaxy Way Page 31 of 34

Inspected

(2) Floor joists in newer block crawlspace (under the bathroom) looked good overall. There was some fungal residue on some floor joists that should be cleaned off. Also I observed stained or damaged OSB subfloor under a couple of areas near the bathroom such as under the bathtub. This material felt dry on the day of the inspection. I am unable to tell when the damage occurred or whether a leak is ongoing. I recommend further evaluation and monitoring of these areas. Clean all areas that have mold reside with concentrated bleach or other product. Replace any damaged subfloor at an opportune time, such as when remodeling or replacing fixtures.

2. Exterior

Repair

2.2 WINDOWS

Inspected

There were 5 of the 8 windows that had fog or condensation between the panes; leaking thermal seals. Recommend repair or replacement as necessary.

3. Roofing

Repair

3.0 ROOF COVERINGS

Inspected

(3) Flashing on edge of eave had several loose or missing fasteners. Recommend sealing with tar or silicone to reduce potential for leaks.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

The rubber boot on plumbing vent pipe had cracks and gaps. This is a potential water entry point. Recommend repair.

4. Plumbing

Repair

4.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

There was a leak at drain fitting under utility sink in laundry room. Recommend a plumber to repair.

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

- (1) Water heater was in satisfactory working condition at the time of the inspection. <u>Water heater had the front covers removed</u>; these should be installed for safety reasons to prevent easy access to high voltage terminals inside.
- (2) The TPR valve on water heater needs a 3/4 inch pipe to extend within 6 inches of floor for safety.

4.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

(2) A gas pipe drip leg in crawlspace had a corroded cap. Recommend replacing this drip leg.

5. Electrical System

Repair

11070 Galaxy Way Page 32 of 34

5.4 POLARITY, GROUNDING, AND GFCI PROTECTION (GROUND FAULT CIRCUIT INTERRUPTERS) OF ALL OUTLETS WITHIN 6 FEET OF WATER

Inspected

(2) Bathroom outlet was not GFCI protected. Recommend installing a GFCI outlet in this location. Contact an electrician as needed.

5.5 SMOKE DETECTORS

Inspected

There was only one functional smoke detector present. This is a potential safety concern. Recommend installing new/additional smoke detectors.

5.6 CARBON MONOXIDE DETECTORS

Not Present

There was no Carbon Monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions before moving into home.

6. Heating

Investigate

6.0 HEATING EQUIPMENT

Inspected

(2) The furnace should be serviced annually by an HVAC technician and a regular maintenance/service plan set up with the technician. The following items were noted for service: 1. Furnace service compartment was very dusty, 2. Filter was dirty and should be changed, 3. Flywheel on induction fan shaft was missing. 4. A screw was missing for the front cover.

8. Insulation and Ventilation

Repair

8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected

(1) Vent flap for dryer was stuck open. Also the vent pipe at back of dryer was broken or disconnected. Recommend repair to dryer vent pipe.

10. Septic System

Repair

10.0 SEPTIC SYSTEM

Inspected

(4) Effluent tank lid was not secure. I recommend securing with boards and screws to prevent accidental entry by children.

Investigate

10.0 SEPTIC SYSTEM

Inspected

(2) Effluent tank and pump were in good working condition. The effluent tank had visible solids and sludge. This tank should be pumped, cleaned, or serviced by a septic pumper.

10.2 INSPECTION OF SEPTIC FIELD

11070 Galaxy Way Page 33 of 34

Inspected

(2) There were numerous trees located near edge of septic field. Roots from trees will damage underground septic drain pipes over time if left untreated. System should be treated with Copper Sulfate annually to prevent root hairs from plugging portions of field. Copper Sulfate is a flushable product (chemical) that can be found at most hardware and home improvement stores.

11. Wood Destroying Insect (WDI)

Investigate

11.2 Treatment recommendation

Inspected

Without preventative measures, the likelihood of future invasion by carpenter ants in this home is HIGH.

Recommended treatment for the control of Carpenter Ants: Due to the wooded area around home it is recommended that exterior spraying of perimeter or some other sort of preventative treatment be done on a seasonal basis (May through October). Contact a qualified professional as needed.

I also recommend monitoring the interior of the home for the appearance of carpenter ants during the warmer summer months; contact a pest control company to evaluate and treat if any show up.

This wood destroying insect report is specific to the time and day of the inspection. The inspection does not cover hidden damage caused by wood destroying insects. Conditions may change due to weather, time of day and/or time of year. This is consistent with the FHA guidelines of the NPMA-33 Pest Form.

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Andrew Jamieson

11070 Galaxy Way Page 34 of 34