

**HOME
EVALUATION
SERVICES**



Home Evaluation Services

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Inspected By: Gary Horwood



Home Inspection Report

Prepared For:

Sample Report

Property Address:

Inspected on Thu, Sep 3 2020 at 2:00 PM

Table of Contents

General	6
Site	6
Exterior	8
Garage	11
Roofing	16
Kitchen	18
Bathrooms	21
Interior	26
Structure	28
Electrical	30
HVAC	32
Plumbing	36
Laundry	40
Report Summary	41

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

INSPECTION AGREEMENT

(Please Read Carefully)

In consideration of payment of the inspection fee set forth below, Home Evaluation Services LLC ("HES") agrees to conduct an inspection and prepare a written Inspection

Report ("Report") to alert the Customer of any major deficiencies in the property's condition in the following areas: structural condition; electrical, plumbing, hot water heater, heating and air conditioning; quality, condition and life expectancy of major systems and appliances; basement, including water problems; Kitchen and appliances; general interior, including ceiling, walls, floors, insulation and ventilation; general exterior, including roof, gutter, chimney; drainage and grading, of the lot. HES performs the inspection and prepares the report for the sole, confidential and exclusive use and possession of the CUSTOMER.

Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems or other items will not be dismantled during inspection.

HES will perform the inspection in accordance with the standards of practice of the American Society of Home Inspectors, which is incorporated herein by reference. A copy of these standards is on file at the HES office. The inspection will be completed at the location designated on the inspections conditions page of the report. All inspection information will be conveyed to the customer or the customer's representative in the report. HES accepts no responsibility for use or misrepresentation by third parties of the inspection or the report.

Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold in the air and carpet, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals. Also excluded are inspections of and reports concerning swimming pools, wells, septic systems, central vacuum systems, water softeners or sprinkler systems, and presence or absence of rodents, termites, or other insects.

If the Customer believes that the inspection or report are deficient or inaccurate, then HES reserves the right to re-inspect visually the alleged deficiency and inaccuracies before the customer takes any step to remedy same. Customer shall give written notice of the

alleged deficiency to HES. The notice shall state the alleged deficiency and the grounds or basis for the allegations that the deficiency exists.

The parties agree that HES, its employees and agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies that are either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTION, ITEM OR SYSTEM.

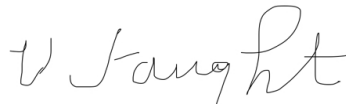
Customer understands and agrees that if HES, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of HES, its agents or employees shall be limited to the amount of the inspection fee paid by Customer.

Resolution of disputes by arbitration If after the proper notice by Customer, HES has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The term "dispute" includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement. Furthermore, the parties agree that each shall pay their own attorney fees and shall share equally in the cost of arbitration.

This Pre-Inspection Agreement represents the entire agreement between the parties and incorporate by reference the above referenced Cover Sheet, and Standards of the American Society of Home Inspectors. Changes or modifications to this agreement shall be in writing and signed by the parties. This agreement shall inure to the benefit only to the parties signing this agreement, and shall not inure to the benefit of any successor or assign of either party.

General

Client's Signature And Agreement
Acceptance:



Property Type:	Single Family
Stories:	Two
Approximate Age:	Year Built 1997
Age Based On:	Listing, Sellers Disclosure
Bedrooms/Baths:	3 Bedroom, 3 Bath
Occupied:	Yes
Weather:	Overcast
Temperature:	Cool
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Not Growing Against Structure, Generally Maintained Condition: Satisfactory
Retaining Walls:	Masonry Condition: Marginal

(Site continued)



Comment 1:

The front retaining wall is leaning from water pressure (roof runoff) this will need to be addressed at some point,.



Figure 1-1

Driveway:	Concrete, Gravel Condition: Satisfactory
Walkways:	Stepping Stones Condition: Satisfactory
Steps/Stoops:	Wood, And composite decking Condition: Satisfactory
Patios/Decks:	Concrete, Wood Condition: Satisfactory



Comment 2:
Site overview. Property grounds were well kept,



Figure 2-1

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Lap Wood

Condition: Satisfactory



Comment 3:
The base of the siding on the East wall has some minor deterioration, this will need to be watched,

(Exterior continued)



Figure 3-1



Figure 3-2



Figure 3-3



Comment 4:

Also water splash from roof runoff is causing some water damage and deterioration along the back of the house along the base, (gutter system would prevent this).

(Exterior continued)



Figure 4-1



Figure 4-2

Windows:

Vinyl

Condition: Satisfactory

Entry Doors:

Steel

Condition: Repair or Replace



Comment 5:

The basement entry door is warped causing poor sealing, this door will need replacement to remedy this,.



Figure 5-1

(Exterior continued)

Railings:	Wood
	Condition: Satisfactory



Comment 6:

Overall the exterior of the home and garage are in good general condition, see a couple of notes in this section for areas that will need attention soon,.



Figure 6-1

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory

(Garage continued)



Comment 7:

The garage door seal is damaged. (at both doors) These can be replaced. Also both doors do have some damage, noted in the photos, this damage is not effecting the operation, also the garage entry door has some pet damage , this can be repaired by sanding and re painting



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Garage continued)



Figure 7-5



Figure 7-6

Opener Safety Feature:

Light Beam, Force Sensitive

Condition: Satisfactory

Pole Bale Structure :

Pole Barn Building



Comment 8:

The pole barn building and wood shed structure were found to be in good general condition .



Figure 8-1



Figure 8-2

(Garage continued)



Figure 8-3



Comment 9:

The house garage was in good general condition, some loose drywall tape at the ceiling, but overall in good condition, the attic storage area was well built, (some electrical is not completed).



Figure 9-1



Figure 9-2



Comment 10:

North side garage windows were missing the screens, ask about this? (one was found in the storage area).



Figure 10-1



Comment 11:

Safety hand railings are recommended at all stairways with 3 treads or more, also your insurance providers may require them. this safety item was missing at the garage stairway,



Figure 11-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: Walked Roof/Arms Length
Roof Design: Gable
Roof Covering: Dimension shingles
Condition: Satisfactory



Comment 12:

One edge section of the front porch roof had some minor damage, (appears to be from snow removal , photo 2 shows location, (noted , but repair is not needed at this time).



Figure 12-1



Figure 12-2



Comment 13:

Care must be used when removing roof area snow, it is best to hire a professional,.

Ventilation Present: Soffit, Ridge Vents
Condition: Satisfactory
Vent Stacks: Plastic
Condition: Satisfactory

(Roofing continued)

Chimney :	Metal, Side wall vented furnace and water heater Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal, Tar/Caulk Condition: Satisfactory
Soffit and Fascia:	Aluminum Condition: Satisfactory
Gutters & Downspouts:	Not Present



Comment 14:

I always recommend full gutters systems on all homes. A proper system will take roof runoff away from the building, protect the base materials of the home, and keep the basement and crawl space areas dryer.



Comment 15:

I do recommend the installation of a seamless gutters system,.



Figure 15-1



Figure 15-2



Comment 16:

The roof covering was found to be in good general condition, with no major damage or deterioration.



Comment 17:

Newer roof covering was in good overall condition .



Figure 17-1

Kitchen

Cabinets:

Wood

Condition: Satisfactory

Countertops:

Composite

Condition: Satisfactory

Sink:

Double plus a prep sink

Condition: Repair or Replace

(Kitchen continued)



Comment 18:

The airator at the prep sink was plugged and spraying, this will need to be removed and cleaned or replaced .



Figure 18-1



Comment 19:

The kitchen area was found to be in very good general condition .



Figure 19-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Kitchen Aid Condition: Satisfactory
Cooktop:	Gas Condition: Satisfactory
Refrigerator:	Kitchen Aid Condition: Satisfactory
Dishwasher:	Maytag Condition: Satisfactory
Microwave:	Kitchen Aid Condition: Satisfactory
Disposal:	Maytag Condition: Satisfactory

Bathrooms

Bathroom #1

Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Marginal



Comment 20:

The toilet is loose at its base and needs to be tightened. Care needs to be taken to not crack the porcelain from over tightening of the two nuts used to secure the base.



Figure 20-1

Floor:	Tile Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets Condition: Satisfactory



Comment 21:

The main floor 1/2 bathroom is #1.

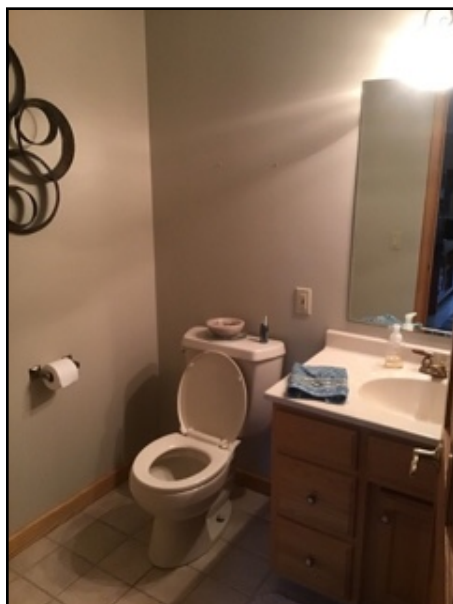


Figure 21-1

Bathroom #2

Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Marginal



Comment 22:

The toilet was also loose at its base and needs to be tightened. The same Care needs to be taken to not crack the porcelain from over tightening of the two nuts used to secure the base. Or the floor tile,



Figure 22-1

Bidet:	Not Present
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator, Window
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory



Comment 23:

The master bathroom is #2.



Figure 23-1

Bathroom #3

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Marginal



Comment 24:

3 for 3, this toilet was also loose at its base and needs to be tightened.



Comment 25:

The tank is also loose at the bowl connector, this was leaking, I turned the water off to this unit until repair is done to prevent any leaking or water damage, (none has occurred).



Figure 25-1

Tub Surround:

Fiberglass

Floor:

Condition: Satisfactory

Tile

Ventilation Type:

Condition: Satisfactory

Ventilator

GFCI Protection:

Condition: Satisfactory

Outlets

Condition: Satisfactory



Comment 26:

The upper bathroom is #3.



Figure 26-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Carpet, Wood, Wood Laminate
Condition: Satisfactory

Ceiling Areas : Ceiling Areas



Comment 27:

Photos show samples of edge and seam cracking, this is somewhat normal, no major crack or separation, but repair can be done at next painting .

(Interior continued)

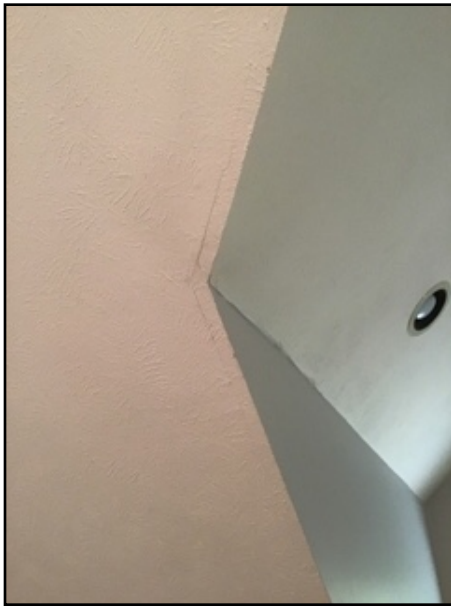


Figure 27-1



Figure 27-2



Figure 27-3

Walls:	Painted Drywall, Along with wood paneling
	Condition: Satisfactory
Window Types:	Double Hung
	Condition: Satisfactory
Window Materials:	Wood

(Interior continued)

Entry Door Types: Hinged
Condition: Repair or Replace



Comment 28:

See repair note in the exterior section covering the basement entry door , and pet damage at the garage entry door .

Entry Door Materials: Wood, Steel
Interior Door Materials: Wood
Fireplace: Gas Burning
Condition: Further Evaluation Required



Comment 29:

The free standing gas unit in the master bedroom was not in service at time of inspection, ask that this be on fir your final walk through,.



Comment 30:

The interior room areas were found to be in good general condition, no major damage or deterioration, some drywall stress cracking is present and can be repaired with next interior painting ,.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types: Basement
Foundation Material: Poured Concrete
Condition: Satisfactory
Signs of Water Penetration: Not Present
Prior Waterproofing: Perimeter Drain
Condition: Satisfactory

(Structure continued)



Comment 31:

A sump pump could be installed in the open crack, it did have some water,.

Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



Comment 32:

The basement area, (both the finished and un finished sides) were found to be clean and dry, no evidence of any structural or water intrusion issues .

Attic

Attic Entry:

Knee wall acces along with one walk in area



(Attic continued)



Comment 33:

I would recommend having the drywall finished in the walk in area, this will improve energy efficiency,.

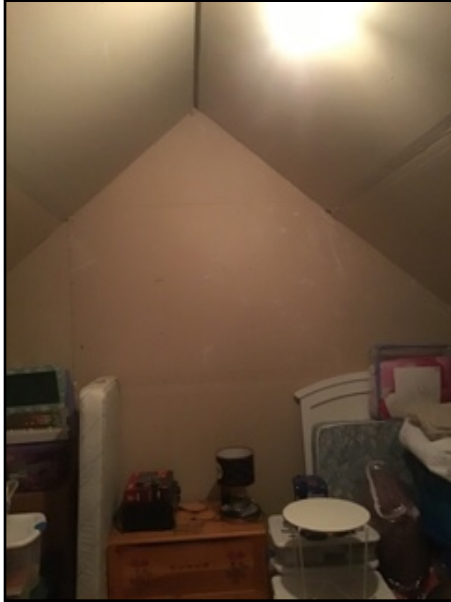


Figure 33-1

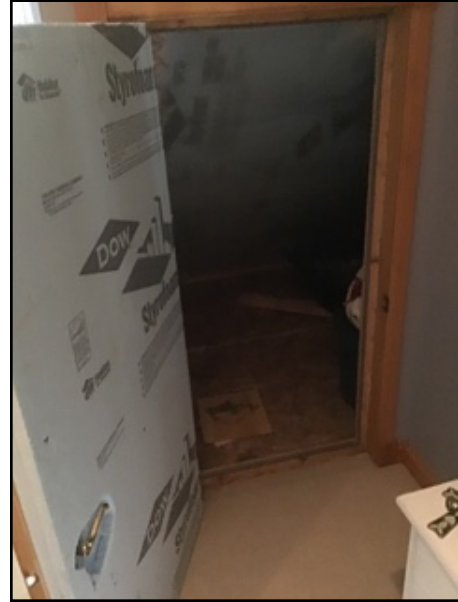


Figure 33-2

Roof Framing Type:

Joist and Rafters

Roof Deck Material:

Condition: Satisfactory

Oriented Strand Board

Insulation:

Condition: Satisfactory

Fiberglass Batts

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground

Main Disconnect Location:

Service Panel

Service Panel Location:

Main in the pole barn

Service Panel Manufacturer:

Square D

Condition: Satisfactory

(Electrical continued)

Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory



Comment 34:

The light fixture and wiring was not finished in the attic areas, this should be done.



Figure 34-1

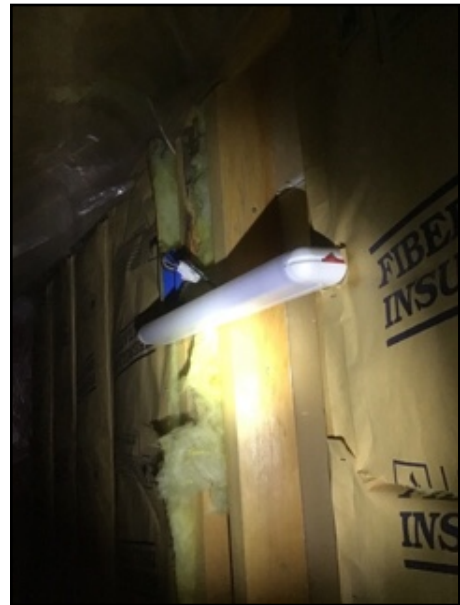


Figure 34-2

Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Hard Wired
	Condition: Further Evaluation Required

(Electrical continued)



Comment 35:

I suggest to new home owners that new smoke detectors should be purchased to place in your home. Smoke detectors only have an expected life of 10 years. Placing new ones in your home helps ensure your families safety along with a new carbon monoxide sensor.



Comment 36:

200 amp house panel .

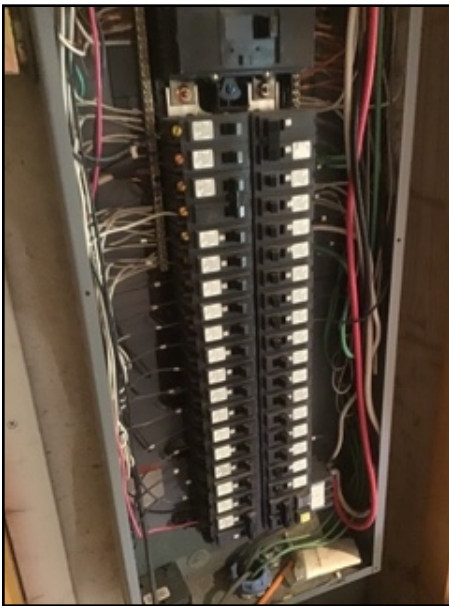


Figure 36-1

HVAC

HVAC System Type:

Central Split System

Thermostat:

Digital

Condition: Satisfactory



Comment 37:

The wood boiler was not in use at time of inspection, this unit appears to be in good condition , NOTE: I recommend looking into having this system filled with an antifreeze type solution if you are not going to be attending it at all times during the winter,.



Figure 37-1



Comment 38:

I do not recommend the use of any non vented gas space heating units, I recommend a vented type garage unit heater be installed if heating the garage is desired,.

(HVAC continued)



Figure 38-1



Comment 39:

As noted this unit was not on for testing at time of inspection .



Figure 39-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory



Comment 40:

I always recommend an HVAC technician come and perform a clean and tune on all furnace units and boilers, This will allow for a complete inspection of heat exchanger and other internal components of the heater I am not able to inspect. This function should be performed regularly on your homes heating system

Manufacturer:	Carrier
Heating Fuel:	LP Gas
	Condition: Satisfactory
Approximate Age:	Original Unit (1996)
Filter Type:	Electronic
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory



Comment 41:

The original high efficiency gas furnace was operating as designed at inspection inspection .

(Heating continued)

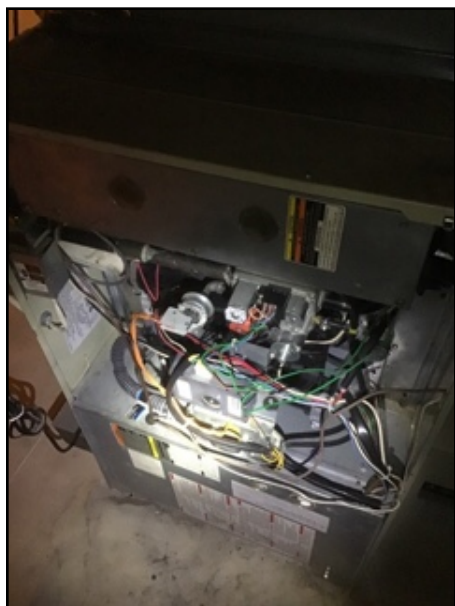


Figure 41-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Well System



Comment 42:

The well water supply system provided good flow, pressure and recovery during testing,.

Supply Pipe Material:

Copper, CPVC

Condition: Satisfactory

Location of Main Water Shutoff:

Basement

Sewer System:

Septic System

(Plumbing continued)



Comment 43:

I performed a 20 minute push test on the septic field and water source. During this test, the water flow remained good and there was no sign of the septic field not being able to handle the water load.



Comment 44:

I recommend septic systems be pumped every 4 -8 years, based on occupancy, Septic professionals can often tell if there is a problem with the septic field when they pump the tank.

Waste Pipe Material:

PVC, ABS Plastic

Condition: Satisfactory

Sump Pump:

Not Present

Location of Fuel Shutoff:

At the propane tank



Comment 45:

The hot tub was not filled or in use at time of inspection , if this unit is important to you, ask that it be filled and operating for your final walk through,.



Figure 45-1



Comment 46:

The well water supply system provided good flow, pressure and recovery during testing,.



Figure 46-1



Comment 47:

I always recommend contacting the system provider for any operating questions of water treatment systems, (contact information was on the equipment).



Figure 47-1

(Plumbing continued)

Water Heater

Manufacturer:	Richmond
Fuel:	LP Gas
Capacity:	40 gal
Approximate Age:	Year Built 2013



Comment 48:

note: normal anticipated service life is about 10-15 years.

Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment



Comment 49:

The power vent type water heater was operating as designed at inspection .



Figure 49-1

Laundry

Built In Cabinets:

Yes

Condition: Satisfactory

Laundry Sink:

No

Condition: Satisfactory

Dryer Venting:

To Exterior

Condition: Satisfactory

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

Condition: Further Evaluation Required



Comment 50:

Washer and dryer appear to be in good working condition, however full cycle testing not conducted during home inspection.

Dryer:

Condition: Further Evaluation Required



Comment 51:

Full cycle test not done with an inspection, operating quality of these units will need to be determined by using,.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Retaining Walls

1) The front retaining wall is leaning from water pressure (roof runoff) this will need to be addressed at some point,.



Figure 1-1

Exterior Covering

2) Also water splash from roof runoff is causing some water damage and deterioration along the back of the house along the base, (gutter system would prevent this).



Figure 4-1



Figure 4-2

Entry Doors

3) The basement entry door is warped causing poor sealing, this door will need replacement to remedy this,.



Figure 5-1

Door Opener

4) The garage door seal is damaged. (at both doors) These can be replaced. Also both doors do have some damage, noted in the photos, this damage is not effecting the operation, also the garage entry door has some pet damage , this can be repaired by sanding and re painting



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Report Summary continued)



Figure 7-5



Figure 7-6

Garage

5) North side garage windows were missing the screens, ask about this? (one was found in the storage area).



Figure 10-1

6) Safety hand railings are recommended at all stairways with 3 treads or more, also your insurance providers may require them. this safety item was missing at the garage stairway,

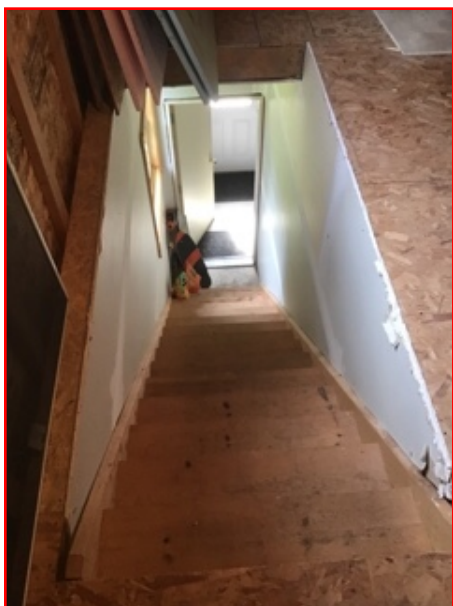


Figure 11-1

Roof Covering

7) One edge section of the front porch roof had some minor damage, (appears to be from snow removal , photo 2 shows location, (noted , but repair is not needed at this time).

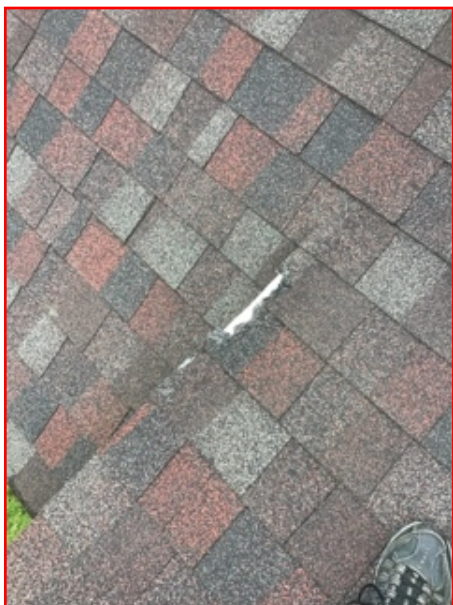


Figure 12-1



Figure 12-2

8) Care must be used when removing roof area snow, it is best to hire a professional,.

Sink

9) The airator at the prep sink was plugged and spraying, this will need to be removed and cleaned or replaced .

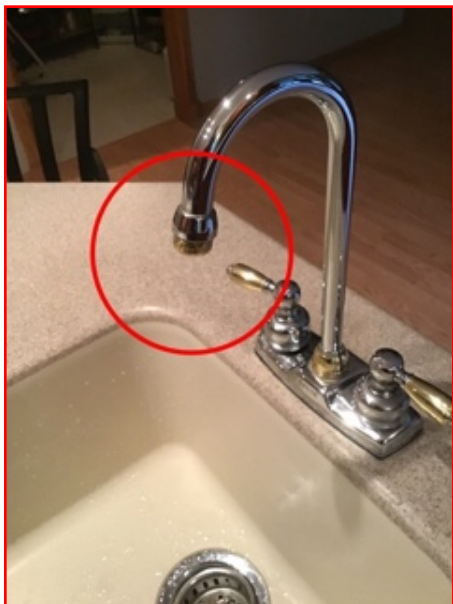


Figure 18-1

Toilet

10) The toilet is loose at its base and needs to be tightened. Care needs to be taken to not crack the porcelain from over tightening of the two nuts used to secure the base.



Figure 20-1

Toilet

11) The toilet was also loose at its base and needs to be tightened. The same Care needs to be taken to not crack the porcelain from over tightening of the two nuts used to secure the base. Or the floor tile,



Figure 22-1

Toilet

12) 3 for 3, this toilet was also loose at its base and needs to be tightened.

13) The tank is also loose at the bowl connector, this was leaking, I turned the water off to this unit until repair is done to prevent any leaking or water damage, (none has occurred).

(Report Summary continued)



Figure 25-1

Entry Door Types

14) See repair note in the exterior section covering the basement entry door, and pet damage at the garage entry door.

(Report Summary continued)

Branch Circuit Wiring

15) The light fixture and wiring was not finished in the attic areas, this should be done.



Figure 34-1



Figure 34-2

HVAC

16) I do not recommend the use of any non vented gas space heating units, I recommend a vented type garage unit heater be installed if heating the garage is desired,.



Figure 38-1