



## Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Roof	3
Exterior Surface and Components	4
Garage/Carport	5
Structure	5
Basement	5
Crawl Space	6
Attic	7
Heating System	8
Air Conditioning	8
Plumbing	9
Electrical	9
Fireplace/Wood Stove	10
Bedroom	10
Living Space	11
Kitchen	12
Bathroom	13
Laundry Room/Area	14
Summary	15



## Definitions

---

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory	Means that the component or system is functionally consistent with its original purpose but may show signs of wear, aging, and deterioration.
Not Present	Means that the item is not present or not found or that the item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection
Not Inspected	Means that the item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection, or is not an item inspected as part of the inspection.
Marginal	Means that a maintenance need exists or can be anticipated, or that the component is still functioning but due to its visible condition or age, replacement/major repairs should be anticipated.
Defective	Means that there is an immediate need for maintenance or replacement to sustain performance of function and purpose.

## General Information

---

### Property Information

---

City Fenton State MI Zip

### Client Information

---

### Inspection Company

---

Inspector Name Mark Mustola  
Company Name ValueCheck Home Inspections, Inc.  
Company Address 16489 Hi-Land Tr.  
City Linden State MI Zip 48451

### Conditions

---

Others Present Client, Home Owner Property Occupied Yes  
Estimated Age 1972 Entrance Faces West  
Inspection Date 03/02/2011  
Start Time 8:50am End Time 11:00am  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 27 degrees  
Weather Sunny Soil Conditions Frozen and snow covered  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Local Knowledge  
Water Source Well How Verified Local Knowledge  
Additions/Modifications Unknown  
Permits Obtained Unknown How Verified N/A



## Lots and Grounds

---

Satisfactory Driveway: Concrete- Cracked, Surface flaking  
Satisfactory Steps/Stoops: Concrete  
Satisfactory Porch: Concrete  
Satisfactory Patio: Concrete  
Marginal Deck: Wood- The following problems were observed, improper attachment to the house, improper baluster attachment and spacing, improper post attachment, deck is sagging, deck is unsafe. I recommend that you have a license contractor repair or replace the deck as they determine necessary



Satisfactory Grading: Positive slope  
Not Inspected Vegetation:  
Not Inspected Fences:  
Not Inspected Lawn Sprinklers:

## Roof

---

Main Roof Surface  
Method of Inspection: On roof  
Type: Gable  
Approx Age: 7 to 10 years  
Marginal Material: Asphalt shingle- Roof shows signs of ice damming problems



Not Inspected Unable to Inspect: 50%- Due to snow or ice cover, the comments reflect only the visible portion of the roof



Satisfactory Flashing: Aluminum  
Satisfactory Valleys: Asphalt shingle  
Satisfactory Plumbing Vents: PVC  
Satisfactory Electrical Mast: Underground utilities



## Roof (Continued)

Satisfactory Gutters: Aluminum  
 Satisfactory Downspouts: Aluminum  
 Satisfactory Leader/Extension: Aluminum- Recommend installing at least 5' extensions on all down spouts

### North Chimney

Satisfactory Chimney: Brick  
 Satisfactory Flue/Flue Cap: Clay tile- Recommend adding rain cap and animal screen  
 Satisfactory Chimney Flashing: Aluminum

### South Chimney

Marginal Chimney: Brick- chimney cap / mortar wash is cracked or breaking up, loose bricks, I recommend that you have a qualified contractor repair the chimney as they determine necessary



Not Inspected Flue/Flue Cap: Clay tile- Flue has been lined with metal liner  
 Satisfactory Chimney Flashing: Aluminum

## Exterior Surface and Components

### Main House Exterior Surface

Satisfactory Type: Brick veneer, Aluminum siding  
 Satisfactory Trim: Wood  
 Marginal Fascia: Wood- there is a large hole at the south side of the house



Marginal Soffits: Wood  
 Not Inspected Door Bell:  
 Satisfactory Entry Doors: Insulated metal door, Wood  
 Satisfactory Patio Door: Metal sliding  
 Marginal Windows: Aluminum slider- Window seal broken at most windows  
 Not Inspected Storm Windows:  
 Not Inspected Window Screens:  
 Satisfactory Exterior Lighting: mounted on wall  
 Satisfactory Exterior Electric Outlets: 110 VAC- Recommend installing GFCI outlet  
 Not Inspected Hose Bibs:  
 Not Inspected Gas Meter:  
 Satisfactory Main Gas Valve: Located at gas meter



## Garage/Carport

---

Out buildings, extra garages, and pole barns are not inspected.

### Attached Garage

---

Type of Structure: Attached Car Spaces: 2  
Satisfactory Garage Doors: Wood  
Satisfactory Door Operation: Mechanized  
Satisfactory Door Opener: Genie  
Marginal Service Doors: Wood- Broken or missing glass



Satisfactory Walls: Drywall  
Satisfactory Ceiling: Drywall  
Satisfactory Floor/Foundation: Concrete slab  
Satisfactory Electrical: 120 volt outlets and lighting circuits- Recommend installing GFCI outlets  
Satisfactory Windows: Fixed pane

## Structure

---

Satisfactory Structure Type: Site built wood frame  
Satisfactory Foundation: Poured concrete- 75%, of foundation is not visible, Because of finished walls. There is a settlement crack on the south wall  
Satisfactory Bearing Walls: Wood Frame  
Satisfactory Joists/Trusses: 2x10  
Satisfactory Piers/Posts: Steel posts  
Satisfactory Floor/Slab: Concrete  
Satisfactory Subfloor: Plywood

## Basement

---

### Main Basement

---

Not Inspected Unable to Inspect: 75%  
Satisfactory Ceiling: Exposed framing  
Satisfactory Walls: Concrete  
Satisfactory Floors: Concrete  
Satisfactory Floor Drain: Present  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Metal basement windows  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers  
Not Present Sump Pump: None



## Basement (Continued)

Marginal

**Moisture Location:** Moderate moisture present- Signs of water seepage at SW corner, I Recommend you have a qualified basement water proofing contractor determine the extent of the water seepage problem and correct the problems as they determine necessary



Marginal

**Bsmt Stairs/Railings:** wood stairs, wood handrails- The following fall hazards exist, missing guard rails



## Crawl Space

Crawl spaces with access openings less than 16" by 20" and or interior heights of less than 20" are not entered for inspection because it represents a danger to the inspector.

### kitchen Crawl Space

**Method of Inspection:** From the access

Marginal **Access:** Open- Blocked by HVAC ducts



Satisfactory **Moisture Penetration:** Dry at the time of inspection

Satisfactory **Ventilation:** Vented to basement

Satisfactory **Insulation:** Styrofoam on walls

Satisfactory **Vapor Barrier:** Plastic on the floor



## Attic

Attics without flooring are not walked in for safety reasons. Insulation depths often hide the tops of attic floor joists and create fall risks. Inspections are limited to what is visible from the attic access hatch. Cathedral ceilings and half story second floors also seriously limit inspections of attics.

### Main Attic

**Method of Inspection:** From the attic access

**Not Inspected** **Unable to Inspect:** 25%- can not get to space above the back addition, without flooring in place that would allow someone to crawl to the opening between the two spaces



Satisfactory **Access Hatch**

Satisfactory **Roof Framing:** Engineered wood trusses

Satisfactory **Sheathing:** Plywood

Marginal **Ventilation:** Surface vents- Insufficient ventilation for size of structure, Insufficient ventilation can cause ice damming which will lead to roof leaks, Recommend adding soffit vents

Satisfactory **Insulation:** Fiberglass

Marginal **Insulation Depth:** 4 to 6 inches- Insufficient insulation present which can cause ice damming that will lead to roof leaks, 12 inches is recommended by today's standard



Satisfactory **Moisture Penetration:** Dry at time of inspection

Marginal **Bathroom Fan Venting:** Electric fan- Bathroom improperly vents into attic, Recommend bathroom vents be vented to outside





## Heating System

---

Heat exchangers are not inspected. On high and mid range efficiency units they can not be seen. On older furnaces and standard efficiency units, at best, only 10% of heat exchanger is visible without dismantling the furnace which is outside the scope of a home inspection.

The heating system inspection is visual and includes running the furnace by using normal home owner controls (thermostat). Normal design life for a furnace is 20 years. Normal design life of a boiler is 30 to 40 years

### Basement Heating System

---

Manufacturer: Armstrong

Type: Forced air furnace Capacity: 100,000 Btu

Area Served: Whole building Approximate Age: 1994

Fuel Type: Natural gas

Marginal

Heating System Operation: Functional- There is condensation leaking from internal furnace parts that can be seen when the cover is removed, I recommend that you have licensed heating contractor clean and service this equipment



Satisfactory

Thermostats: Programmable

Satisfactory

Blower Fan/Filter: Direct drive with disposable filter

Satisfactory

Distribution: Duct system using supply and return registers

Satisfactory

Flue Pipe: Direct vent PVC pipe

Not Inspected

Heat Exchanger: Unknown condition

Not Inspected

Humidifier: Unknown condition

## Air Conditioning

---

Central Air Conditioning units have a 15 year average useful life

### Main AC System

---

Manufacturer: Goodman

Type: Central A/C Capacity: Unknown

Area Served: Unknown Approximate Age: 2003

Marginal

A/C System Operation: AC was not operated- Unit is to close to the house, lack of air flow will reduce the efficiency, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.



Not Inspected

Visible Coil: Coil is not visible it is inside furnace ducts

Satisfactory

Refrigerant Lines: Copper

Satisfactory

Exposed Ductwork: Uses same ducts as furnace

Satisfactory

Blower Fan/Filters: Furnace is the air handler

Satisfactory

Thermostats: Shared with furnace

Satisfactory

Electrical Disconnect: Breaker disconnect



## Plumbing

---

Only visible plumbing is inspected. Plumbing under concrete slabs, hidden in walls, or buried under ground can not be inspected. Shut off valves are not operated at inspections. Valves will often leak when operated after not being exercised for a while.

Gas water heaters have a normal life expectancy of 12 to 15 years

- Satisfactory Service Line: Copper
- Satisfactory Main Water Shutoff: Basement
- Satisfactory Water Lines: Copper
- Satisfactory Drain Pipes: PVC
- Satisfactory Service Caps: accessible
- Satisfactory Vent Pipes: PVC
- Satisfactory Gas Service Lines: Cast iron

### Basement Water Heater

---

Manufacturer: Rheem

Type: Natural gas Capacity: 40

Approximate Age: 1993 Area Served: Whole House

Marginal Water Heater Operation: Working at time of inspection- Water heater has exceeded design life, Water heater have an expected live span of 12 to 15 years

Satisfactory Flue Pipe: Z-Flex connector

Marginal TPRV and Drain Tube: TPRV with copper extension pipe- TPRV discharge pipe should extend to within is not within 4 inches of the floor



## Electrical

---

Smoke detectors are not tested as part of this home inspection. I recommend that you replace the batteries and test the units the day that you move in. It is recommended that home owners test their smoke detectors every month. If your house is more than 10 years old I recommend that you have an electrician bring the smoke detection system up to current code.

Service Size Amps: 100 Volts: 240 Volts

Satisfactory Service: Aluminum

Satisfactory 120 VAC Branch Circuits: Copper

Satisfactory 240 VAC Branch Circuits: Copper

Not Present Aluminum Wiring:

Satisfactory Conductor Type: Non-metallic plastic sheathed cable

Satisfactory Ground: Rod in ground only.

Not Inspected Smoke Detectors:

### Basement Electric Panel

---

Satisfactory Manufacturer: Square D

Max Capacity: 100 Amps

Satisfactory Main Breaker Size: 100 Amps

Satisfactory Breakers: CU/AL

Is the panel bonded? Yes



## Fireplace/Wood Stove

---

Free standing wood stoves and wood burning inserts are not inspected. If they are present in this home we recommend that the buyer arrange for a thorough inspection by a certified chimney sweep

### Basement Fireplace

---

Satisfactory Fireplace Construction: Site built masonry fireplace  
Type: Wood burning  
Satisfactory Smoke Chamber: Mortar  
Satisfactory Flue: Terracotta clay tiles  
Satisfactory Damper: Metal  
Satisfactory Hearth: Brick

## Bedroom

---

### Lower South West Bedroom

---

Satisfactory Closet: two average size  
Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Aluminum slider  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

### Lower South East Bedroom

---

Not Present Closet: None  
Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Aluminum slider  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

### North West Bedroom

---

Satisfactory Closet: one average size  
Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Aluminum slider  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

### South west Bedroom

---

Satisfactory Closet: one average size  
Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Aluminum slider  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers



## Bedroom (Continued)

---

### Master Bedroom

Satisfactory Closet: one walk in  
Marginal Ceiling: Drywall- visible past repairs, I recommend you ask the seller about past or current problems



Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Doors: Hollow wood  
Satisfactory Windows: Aluminum slider  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

## Living Space

---

A representative number of windows and electrical outlets are inspected.

ValueCheck does not move furniture or other personal possessions.

### Basement Family room Living Space

Marginal Ceiling: Drywall- water damage, water stains, I recommend you ask the seller about past or current problems



Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet  
Satisfactory Windows: patio door  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

### Foyer Living Space

Satisfactory Closet: one average size  
Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Slate- floor has been painted  
Satisfactory Electrical: 120 volt outlets and lighting circuits  
Satisfactory HVAC Source: Forced air registers

### Dining Room Living Space

Satisfactory Ceiling: Drywall  
Satisfactory Walls: Drywall  
Satisfactory Floor: Carpet



## Living Space (Continued)

Satisfactory Windows: Aluminum slider  
 Satisfactory Electrical: 120 volt outlets and lighting circuits  
 Satisfactory HVAC Source: Forced air registers

### Living Room Living Space

Satisfactory Closet: one small size  
 Satisfactory Ceiling: Drywall  
 Satisfactory Walls: Drywall  
 Satisfactory Floor: Carpet  
 Satisfactory Windows: patio door  
 Satisfactory Electrical: 120 volt outlets and lighting circuits  
 Satisfactory HVAC Source: Forced air registers

### SE sun room Living Space

Satisfactory Ceiling: Drywall- cracks  
 Satisfactory Walls: Drywall  
 Satisfactory Floor: Carpet  
 Satisfactory Doors: patio doors  
 Satisfactory Windows: patio doors  
 Satisfactory Electrical: 120 volt outlets and lighting circuits  
 Not Present HVAC Source:

### NE sun room Living Space

Satisfactory Ceiling: Wood  
 Satisfactory Walls: Drywall  
 Satisfactory Floor: Carpet  
 Satisfactory Doors: pati door  
 Marginal Windows: Vinyl slider- broken seals at double pane windows (moisture trapped between panes of glass), insulated glass panels should be replaced  
 Satisfactory Electrical: 120 volt outlets and lighting circuits  
 Not Present HVAC Source: none

## Kitchen

Appliances are personal property in many cases. They are not inspected as part of the inspection

### 1st Floor Kitchen

Marginal Ceiling: Drywall- there is duct tape on the deiling in the closet



Satisfactory Walls: Drywall  
 Satisfactory Floor: Vinyl floor covering  
 Satisfactory Doors: Hollow wood  
 Satisfactory Windows: Aluminum slider, Vinyl slider  
 Marginal Electrical: 120 volt outlets and lighting circuits- GFCI outlets are present



## Kitchen (Continued)

---

Satisfactory HVAC Source: Forced air registers  
 Satisfactory Counter Tops: Laminate  
 Satisfactory Cabinets: Wood  
 Satisfactory Sink: Steel  
 Satisfactory Plumbing/Fixtures: Functional  
 Satisfactory Disposal: In-Sinkerator  
 Satisfactory Ventilator: Re-circulating - Does not vent to outside  
 Not Inspected Cooking Appliances: Appliances are not inspected  
 Not Inspected Refrigerator: Appliances are not inspected  
 Not Inspected Microwave: Appliances are not inspected  
 Not Inspected Dishwasher: Appliances are not inspected  
 Not Inspected Trash Compactor: Appliances are not inspected

## Bathroom

---

### Master Bathroom

Marginal Ceiling: Drywall- water damage, visible past repairs, I recommend you ask the seller about past or current problems



Satisfactory Walls: Drywall  
 Satisfactory Floor: Vinyl floor covering  
 Satisfactory Doors: Hollow wood  
 Not Present Windows:  
 Satisfactory Electrical: 120 volt outlets and lighting circuits- GFCI outlets are present  
 Satisfactory Counter/Cabinet: Laminate counter top, Wood Cabinet  
 Satisfactory Sink/Sinks: Porcelain bowl(s)  
 Satisfactory Faucets/Traps: Functional  
 Satisfactory Shower/Surround: Fiberglass pan, Ceramic tile walls  
 Satisfactory Toilets: Functional  
 Satisfactory HVAC Source: Forced air registers  
 Satisfactory Ventilation: Exhaust fan

### Main Bathroom

Satisfactory Ceiling: Drywall  
 Satisfactory Walls: Drywall  
 Satisfactory Floor: Carpet  
 Satisfactory Doors: Hollow wood  
 Marginal Electrical: 120 volt outlets and lighting circuits- Recommend installing GFCI outlets  
 Satisfactory Counter/Cabinet: Laminate counter top, Wood Cabinet  
 Satisfactory Sink/Basin: Porcelain bowl(s)  
 Marginal Faucets/Traps: Functional- Sink plumbing has the following problem(s), leaking faucets/ handles  
 Satisfactory Tub/Surround: Porcelain tub, Ceramic tile surround



## Bathroom (Continued)

---

Marginal      Toilets: Functional- The toilet is loose at the floor and may require replacement of the wax seal  
Satisfactory      HVAC Source: Forced air registers  
Satisfactory      Ventilation: Exhaust fan

## Laundry Room/Area

---

### Basement Laundry Room/Area

---

Marginal      Laundry Tub: Plastic- Faucet is leaking  
Satisfactory      Laundry Tub Drain: Electric pump  
Satisfactory      Washer Hose Bib: Gate  
Satisfactory      Washer and Dryer Electrical: 120-240 VAC  
Marginal      Dryer Vent: Metal flex- Recommend venting to outside



Not Present      Dryer Gas Line:  
Satisfactory      Washer Drain: Drains into laundry tub



---

## Summary

---

---

### Lots and Grounds

---

**Deck: Wood-** The following problems were observed, improper attachment to the house, improper baluster attachment and spacing, improper post attachment, deck is sagging, deck is unsafe. I recommend that you have a license contractor repair or replace the deck as they determine necessary

---

### Roof

---

**Main Roof Surface Material: Asphalt shingle-** Roof shows signs of ice damming problems  
**South Chimney Chimney: Brick-** chimney cap / mortar wash is cracked or breaking up, loose bricks, I recommend that you have a qualified contractor repair the chimney as they determine necessary

---

### Exterior Surface and Components

---

**Fascia: Wood-** there is a large hole at the south side of the house

**Soffits: Wood**

**Windows: Aluminum slider-** Window seal broken at most windows

---

### Garage/Carport

---

**Attached Garage Service Doors: Wood-** Broken or missing glass

---

### Basement

---

**Main Basement Moisture Location: Moderate moisture present-** Signs of water seepage at SW corner, I Recommend you have a qualified basement water proofing contractor determine the extent of the water seepage problem and correct the problems as they determine necessary

**Main Basement Bsmt Stairs/Railings: wood stairs, wood handrails-** The following fall hazards exist, missing guard rails

---

### Crawl Space

---

**kitchen Crawl Space Access: Open-** Blocked by HVAC ducts

---

### Attic

---

**Main Attic Ventilation: Surface vents-** Insufficient ventilation for size of structure, Insufficient ventilation can cause ice damming which will lead to roof leaks, Recommend adding soffit vents

**Main Attic Insulation Depth: 4 to 6 inches-** Insufficient insulation present which can cause ice damming that will lead to roof leaks, 12 inches is recommended by today's standard

**Main Attic Bathroom Fan Venting: Electric fan-** Bathroom improperly vents into attic, Recommend bathroom vents be vented to outside

---

### Heating System

---

**Basement Heating System Heating System Operation: Functional-** There is condensation leaking from internal furnace parts that can be seen when the cover is removed, I recommend that you have licensed heating contractor clean and service this equipment

---

### Air Conditioning

---

**Main AC System A/C System Operation: AC was not operated-** Unit is too close to the house, lack of air flow will reduce the efficiency, To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.



---

## Summary (Continued)

---

### Plumbing

---

**Basement Water Heater Water Heater Operation:** Working at time of inspection- Water heater has exceeded design life, Water heater have an expected live span of 12 to 15 years  
**Basement Water Heater TPRV and Drain Tube:** TPRV with copper extension pipe- TPRV discharge pipe should extend to within is not within 4 inches of the floor

### Bedroom

---

**Master Bedroom Ceiling:** Drywall- visible past repairs, I recommend you ask the seller about past or current problems

### Living Space

---

**Basement Family room Living Space Ceiling:** Drywall- water damage, water stains, I recommend you ask the seller about past or current problems

**NE sun room Living Space Windows:** Vinyl slider- broken seals at double pane windows (moisture trapped between panes of glass), insulated glass panels should be replaced

### Kitchen

---

**1st Floor Kitchen Ceiling:** Drywall- there is duct tape on the ceiling in the closet

**1st Floor Kitchen Electrical:** 120 volt outlets and lighting circuits- GFCI outlets are present

### Bathroom

---

**Master Bathroom Ceiling:** Drywall- water damage, visible past repairs, I recommend you ask the seller about past or current problems

**Main Bathroom Electrical:** 120 volt outlets and lighting circuits- Recommend installing GFCI outlets

**Main Bathroom Faucets/Traps:** Functional- Sink plumbing has the following problem(s), leaking faucets/ handles

**Main Bathroom Toilets:** Functional- The toilet is loose at the floor and may require replacement of the wax seal

### Laundry Room/Area

---

**Basement Laundry Room/Area Laundry Tub:** Plastic- Faucet is leaking

**Basement Laundry Room/Area Dryer Vent:** Metal flex- Recommend venting to outside