



## Inspection Report

**Mr. and Mrs. John Doe**

**Property Address:**

111 Smith St  
Anytown MI



### **Caverley Home Inspections**

**Patrick Caverley  
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<b>Date:</b> 3/11/2013	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> 111 Smith St Anytown MI	<b>Customer:</b> Mr. and Mrs. John Doe	<b>Real Estate Professional:</b> Josh May Remax

### 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.

**Repair or Replace (RR)** = 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.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Style of Home:**

Colonial

**Approximate age of building:**

Over 10 Years

**Home Faces:**

South

**Temperature:**

Below 60

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

## 1. 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.

### Styles & Materials

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

Two

**Chimney (exterior):**

Vinyl siding

Metal Flue Pipe

### Items

#### 1.0 ROOF COVERINGS

**Comments:** Inspected

These shingles are 21 years old. They are 25 year shingles, and are towards the end of their life expectancy. Some areas at the drip edge on the front dormer, the first layer of shingles are deteriorating. I would recommend repairing these areas if the buyer intends to keep these shingles in place for a few more years.

The buyer should expect to replace the roof in the next 5 years.



1.0 Item 1(Picture)

#### 1.1 FLASHINGS

**Comments:** Repair or Replace

The flashings around the PVC vent pipes are badly cracked and should be replaced. A small amount of moisture was seen on one of the pipes in the attic. Additional leakage could occur if these are not replaced.



1.1 Item 1(Picture)

## 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

## 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Repair or Replace

Gutters on both corners on the front of the home should be cleaned of leaves and debris to allow for proper drainage. Overhanging limbs on each corner should be trimmed back to keep leaves from collecting in the gutters.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

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

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Bevel

**Siding Material:**

Wood

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Deck with steps

Covered porch

**Driveway:**

Concrete

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Comments:** Repair or Replace

There are some areas on the front garage gable, and the dormer on the front roof, where the wood siding is loose. Fasten with galvanized siding nails.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

#### 2.1 DOORS (Exterior)

**Comments:** Inspected

I would recommend cleaning and painting the jambs and trim on the service door from the garage to the east side deck, to keep the wood from deteriorating. Also, clean and paint the wood windows on the east side of the garage to prevent premature deterioration.





2.1 Item 1(Picture)

**2.2 WINDOWS**

**Comments:** Inspected

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** Repair or Replace

The nails used to fasten the joist hangers to the rim on the house on the upper east and west decks are not galvanized. This could result in the nails rusting through, and causing the connection to fail. Add galvanized joist hanger nails in these areas.

The rim joist should be connected to the home with lag bolts or structural screws. Presently, nails are being used.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Inspected

**2.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Repair or Replace

The fascia on the upper south roof outside of the second floor sitting area is loose. Fasten as needed to secure fascia.



2.5 Item 1(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



### 3. Garage

#### Styles & Materials

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**Garage Door Type:**

One manual

**Garage Door Material:**Insulated  
Metal**Auto-opener Manufacturer:**

CHAMBERLAIN

#### Items

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**3.0 GARAGE CEILINGS****Comments:** Not Present**3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)****Comments:** Inspected**3.2 GARAGE FLOOR****Comments:** Inspected**3.3 GARAGE DOOR (S)****Comments:** Inspected**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Comments:** Inspected**3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected

## 4. Interiors

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.

### Styles & Materials

#### Ceiling Materials:

Drywall

#### Wall Material:

Drywall

#### Floor Covering(s):

Carpet

Laminated T&G

Tile

#### Interior Doors:

Hollow core

Masonite

Raised panel

#### Window Types:

Thermal/Insulated

Double-hung

Casement

#### Window Manufacturer:

ANDERSEN

#### Cabinetry:

Wood

#### Countertop:

Granite

### Items

#### 4.0 CEILINGS

**Comments:** Inspected

Some minor cracks are present throughout the home. Some of this could be caused by minor settling, or wood drying out over the years.

#### 4.1 WALLS

**Comments:** Inspected

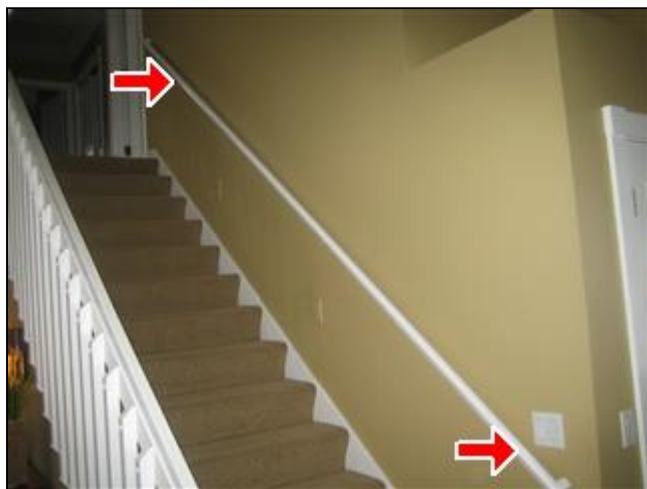
#### 4.2 FLOORS

**Comments:** Inspected

#### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Repair or Replace

The railing going up to the second floor is loose. Secure as needed.



4.3 Item 1(Picture)

#### 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

**4.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. 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

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> 2 X 10 Wood joists
<b>Wall Structure:</b> Wood 2 X 4 Wood	<b>Columns or Piers:</b> Supporting walls	<b>Roof Structure:</b> Engineered wood trusses
<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked	<b>Attic info:</b> Scuttle hole

### Items

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

**Comments:** Inspected

#### 5.1 WALLS (Structural)

**Comments:** Inspected

#### 5.2 COLUMNS OR PIERS

**Comments:** Inspected

#### 5.3 FLOORS (Structural)

**Comments:** Inspected

#### 5.4 CEILINGS (structural)

**Comments:** Inspected

#### 5.5 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

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.

## 6. Plumbing System

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

### Styles & Materials

**Water Source:**

Well

**Water Filters:**

Whole house conditioner

**Plumbing Water Supply (into home):**

Poly

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

BRADFORD-WHITE

**Water Heater Location:**

Basement

### Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

The drain stopper in the master bathroom soaking tub is broken, and should be replaced.



6.1 Item 1(Picture)

#### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

There are two water heaters in this home. One is being used to supply the main and second floor. The other one is being used to supply the lower level, and radiant baseboard heaters in the lower level.

#### 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

Water shut of to the home is at the pressure tank in the SW corner of the basement.

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

**Comments:** Inspected

**6.5 MAIN FUEL SHUT OFF (Describe Location)**

**Comments:** Inspected

The shut off for the natural gas is on the meter on the exterior of the home.

**6.6 SUMP PUMP**

**Comments:** Not Present

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. 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

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 150 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> GENERAL ELECTRIC	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

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

**Comments:** Inspected

#### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

**Comments:** Inspected

There is a electrical junction box with loose wires above the breaker panels. These wires are not hot, and appear to have been run for future electrical to the media room.



7.3 Item 1(Picture)



**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

**7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

**7.7 SMOKE DETECTORS**

**Comments:** Inspected

**7.8 CARBON MONOXIDE DETECTORS**

**Comments:** Inspected

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

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

### Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> GOODMAN	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16x25	<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> LENNOX	<b>Number of AC Only Units:</b> One	

### Items

#### 8.0 HEATING EQUIPMENT

**Comments:** Inspected

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 8.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

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

**Comments:** Inspected

#### 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

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

**Comments:** Inspected

#### 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

#### 8.7 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Inspected

If the fireplace is used, be sure to open damper inside fireplace to allow for ventilation.

#### 8.8 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Not Inspected

The AC could not be turned on due to the temp. being below 60 degrees. Damage to the copper coils on the exterior of the home could occur.

#### 8.9 NORMAL OPERATING CONTROLS

**Comments:** Inspected

**8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:** Inspected

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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.

## 9. 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:

Blown  
R-45

#### Ventilation:

Ridge vents  
Soffit Vents  
Passive

#### Exhaust Fans:

Fan/Heat/Light

#### Dryer Power Source:

Gas Connection

#### Dryer Vent:

Flexible Metal

#### Floor System Insulation:

NONE

### Items

#### 9.0 INSULATION IN ATTIC

**Comments:** Inspected

#### 9.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Not Present

#### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Not Present

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Inspected

#### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Repair or Replace

Presently, the dryer vents into the garage. I would recommend running the vent to the exterior of the home.

The flaps are missing on the vents for the exhaust fans on the east gable. This would allow cold to flow back to exhaust fans. Replace vents.



9.4 Item 1(Picture)

#### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Inspected

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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.

## 10. 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.

### Styles & Materials

**Dishwasher Brand:**

MAYTAG

**Disposer Brand:**

IN SINK ERATOR

**Range/Oven:**

MAYTAG

**Built in Microwave:**

MAYTAG

**Refrigerator:**

MAYTAG

### Items

#### 10.0 DISHWASHER

**Comments:** Repair or Replace

The water for the dishwasher in the lower level would not start. Contact a qualified repairman to correct the issue.



10.0 Item 1(Picture)

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

#### 10.2 RANGE HOOD

**Comments:** Not Present

#### 10.3 TRASH COMPACTOR

**Comments:** Not Present

#### 10.4 FOOD WASTE DISPOSER

**Comments:** Inspected

#### 10.5 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

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.

## General Summary



**Caverley Home Inspections**

**1615 Meijer Drive Apt. 204  
Greenville Mi. 48838  
(616) 835-1729**

**Customer**

Mr. and Mrs. John Doe

**Address**

111 Smith St  
Anytown MI

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

### 1. Roofing

#### 1.1 FLASHINGS

**Repair or Replace**

The flashings around the PVC vent pipes are badly cracked and should be replaced. A small amount of moisture was seen on one of the pipes in the attic. Additional leakage could occur if these are not replaced.



## 1. Roofing



1.1 Item 1(Picture)

### 1.3 ROOF DRAINAGE SYSTEMS

#### Repair or Replace

Gutters on both corners on the front of the home should be cleaned of leaves and debris to allow for proper drainage. Overhanging limbs on each corner should be trimmed back to keep leaves from collecting in the gutters.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace

There are some areas on the front garage gable, and the dormer on the front roof, where the wood siding is loose. Fasten with galvanized siding nails.

## 2. Exterior



2.0 Item 1(Picture)



2.0 Item 2(Picture)

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Repair or Replace

The nails used to fasten the joist hangers to the rim on the house on the upper east and west decks are not galvanized. This could result in the nails rusting through, and causing the connection to fail. Add galvanized joist hanger nails in these areas.

The rim joist should be connected to the home with lag bolts or structural screws. Presently, nails are being used.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

### 2.5 EAVES, SOFFITS AND FASCIAS

#### Repair or Replace

The fascia on the upper south roof outside of the second floor sitting area is loose. Fasten as needed to secure fascia.

## 2. Exterior



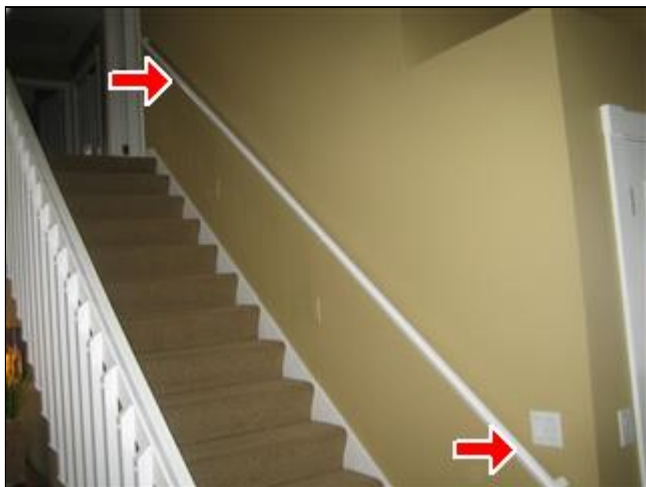
2.5 Item 1(Picture)

## 4. Interiors

### 4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace

The railing going up to the second floor is loose. Secure as needed.



4.3 Item 1(Picture)

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

The drain stopper in the master bathroom soaking tub is broken, and should be replaced.

## 6. Plumbing System



6.1 Item 1(Picture)

## 9. Insulation and Ventilation

### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

Presently, the dryer vents into the garage. I would recommend running the vent to the exterior of the home.

The flaps are missing on the vents for the exhaust fans on the east gable. This would allow cold to flow back to exhaust fans. Replace vents.



9.4 Item 1(Picture)

## 10. Built-In Kitchen Appliances

### 10.0 DISHWASHER

#### Repair or Replace

The water for the dishwasher in the lower level would not start. Contact a qualified repairman to correct the issue.

## 10. Built-In Kitchen Appliances



10.0 Item 1(Picture)

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 Patrick Caverley



**INVOICE**

**Caverley Home Inspections**  
**1615 Meijer Drive Apt. 204**  
**Greenville Mi. 48838**  
**(616) 835-1729**  
**Inspected By: Patrick Caverley**

**Inspection Date: 3/11/2013**  
**Report ID:**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. and Mrs. John Doe	111 Smith St Anytown MI
<b>Customer's Real Estate Professional:</b> Josh May Remax	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**

## Inspection Contract Agreement

This contract is an agreement between the client listed below, and Patrick Caverley D/B/A Caverley Home Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" of **Michigan**. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature (by pen or electronically), is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

**Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. Caverley Home Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by Caverley Home Inspections in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Caverley Home Inspections Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of Caverley Home Inspections. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims. It is strongly recommended that a buyer of a home consider purchasing a one year home warranty which is not part of this agreement. The limited liability of the inspector and Caverley Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.



**Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.**

The Client's signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Caverley Home Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Caverley Home Inspections and myself harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

The cost of the home inspection is based upon heated square feet of the home to be inspected. Payments must be made at the time of inspection. Caverley Home Inspections agrees to provide you with a report within three business days or sooner by providing your email address.

A copy of this report will be sent to your real estate agent representative for you unless you notify us not to send a copy.

**Caverley Home Inspections MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN (either electronically or physically). If viewing this online, Click on the I agree button below if you agree to the terms and conditions spelled out in the agreement. The inspector and company agrees to this agreement if it is being presented to you online with the I agree button below.**

Client Name: John Doe

Customer Signature (if signing in person)\_\_\_\_\_

Inspector Signature (if signing in person)\_\_\_\_\_  
Patrick Caverley Caverley Home Inspections

**Location:**

111 Smith St Anytown MI

**Date: 3/11/2013**

**Inspector: Patrick Caverley**

**Total Inspection Cost: \$0.00**