



CNM
Inspection Services
Construction & Remodeling



1234 Anyware Dr
Rochester Hills MI 48309

Client(s): John Doe
Inspection Date: 8/29/2014

Sell Right Buy Right We Do It Right

Inspector: CNM #

Table Of Contents

Cover Page	1
Table of Contents	2
General Information	3
Introductory Notes	4
Exterior	5
Roofing	10
Attic	13
Structure	18
Chimneys & Fireplaces	19
Plumbing	20
Electrical	23
Heating and Cooling	26
Garage	30
Interiors	32
Kitchen	35
Bathrooms	36
Laundry	37
Additional Information	38

Date: 8/29/2014	Time: 12:30:00 PM	Report ID: 201408291
Property: 1234 Anywhere Dr, Rochester Hills, MI 48309		Prepared By: CNM

General Information

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (NACHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a CNM client you can receive a discounted rate and plan details by calling us at 248-667-2269.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed and appears to be functioning as intended unless otherwise noted.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Not Present: The item was not found or is not present.

Action Item: The item is not functioning as intended or needs repair or further evaluation.


Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Style of Home: Two story single family dwelling	Age Of Structure: 26 to 30 years	Age Determination: Reported when appointment booked
Items Reported as Structure Viewed From: Street	Attendees: Client(s) and client's agent	Weather: Partly cloudy
Temperature: 70 - 80 degrees	Soil Condition: Dry	Lot Topography: Generally flat
Standards of Practice: American Society of Home Inspectors	Radon Test Performed: Yes--see separate report	Wood Destroying Insect Inspection Performed: Yes--see separate report
Environmental Review: No environmental review performed	Well & Septic Review Performed: Not applicable	

1. Introductory Notes

Inspection Items

CLIENT ADVICE

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Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.

- SUGGESTION: Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.

Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

INSPECTION SCOPE

- The purpose of this inspection was to evaluate the building for function, operation and condition of its systems and components. The inspection does not include any attempt to find or list cosmetic flaws. You, the client, are the final judge of aesthetic issues. The presence of furnishings, personal items and decorations in occupied structures limits the scope of the inspection. For instance, the placement of furniture prevents access to every electrical receptacle. The presence or extent of building code or zoning violations is not the subject of this inspection nor is it included in this report. No information is offered on the legal use, or possible uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency. Important information about this property may be a matter of public record. However, a search of public records is not in the scope of this

inspection. We recommend the buyer review all appropriate public records if this information is desired. We recommend that the buyer conduct a thorough pre-closing walkthrough inspection before closing escrow.

PICTURES

- ◆ Photographs have been provided as *examples* of some of the issues identified in this report but are not meant to represent every defect or every instance of a given defect that has been found. The full report should be consulted for further information.

WALK THROUGH INFORMATION

- ◆ During your final walk-through inspection you will have the opportunity to check the home for a final time. Things can change after the original inspection and issues may become apparent once belongings have been removed. Obtain from the owner any available operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems (warning: a/c units should not be started below 65 degrees F), and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained.
--Suggestion: Use the attached Final Walk Through Checklist in conjunction with this report as a guide to your walk through.

CONCLUDING REMARKS

- 📁 ◆ While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building any more that your Doctor can tell you when you might get a cold or suffer appendicitis.
- SUGGESTION: Budget annually for unforeseen repairs and the purchase of a comprehensive home warranty policy.

2. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Exterior Wall Cladding: Brick veneer	Trim Material: Wood	Driveway Surface: Concrete
Walkway Surface: Concrete	Deck/Porch/Patio(s) at Structure: Open porch	Patio Surface: Patio stone
Deck/Porch/Patio Cover Type(s): None	Faucets/HoseBibs: Front	

Inspection Items

EXTERIOR PHOTO(S)

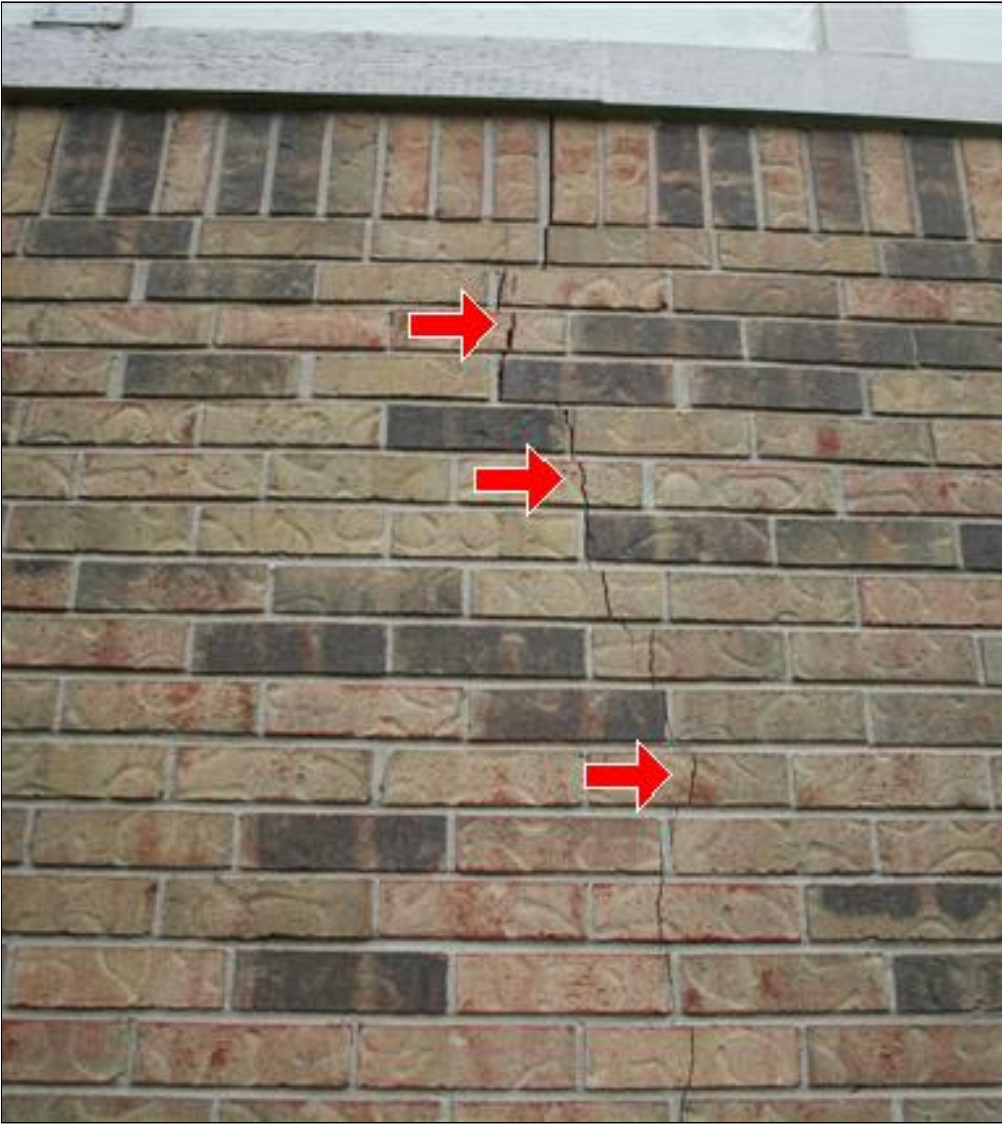
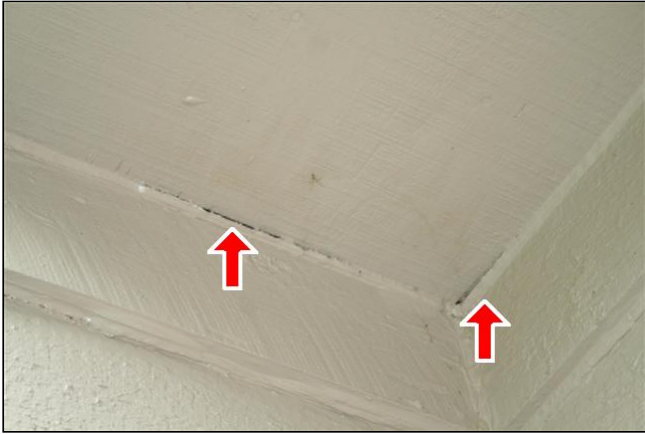
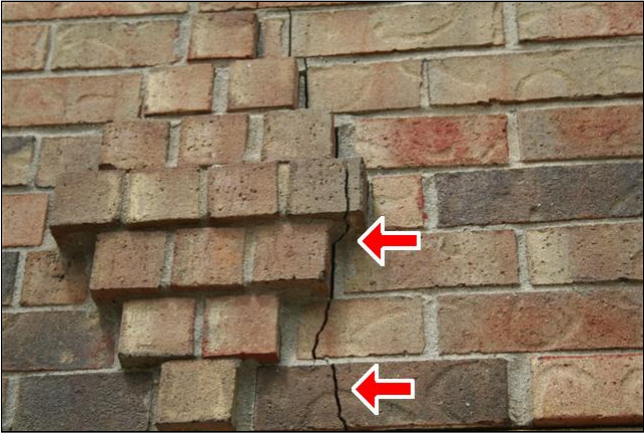




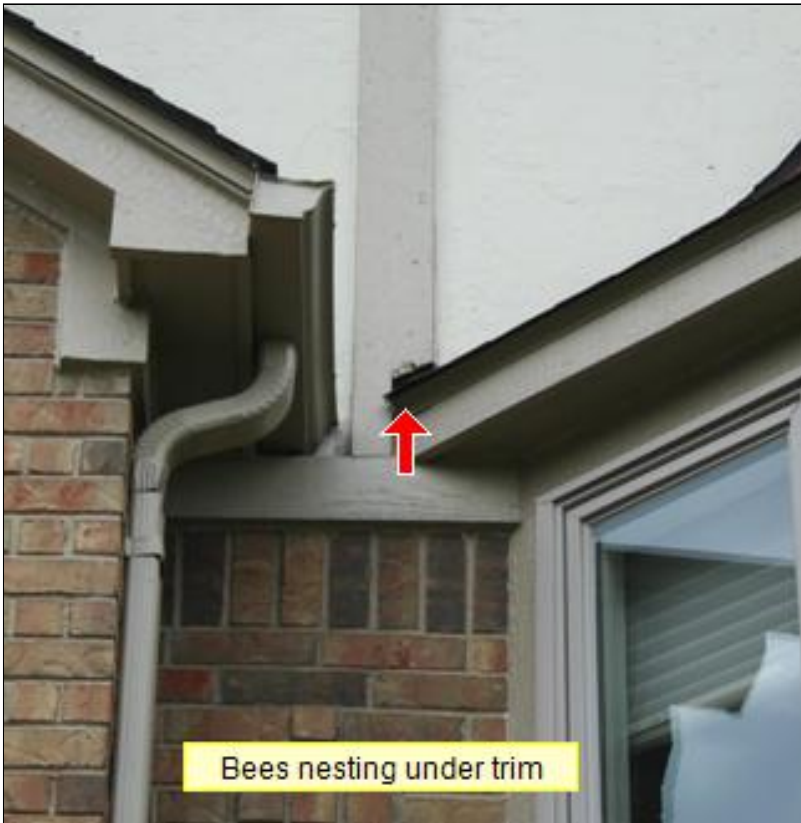
SIDING/WALL CLADDING [Inspected]

- ◆ Some brick cracking is visible at garage and right side of house; these areas should be repaired by a qualified mason to help prevent water intrusion and further damage.

We suggest caulking/sealing the exterior as needed to help shed water and to maximize energy efficiency. Pay attention to all openings and gaps as well as old caulk that has deteriorated.



TRIM [Inspected]
 ♦ Gaps/holes should be sealed against the weather birds and pest.



DOORS (Exterior) [Inspected]

WINDOWS [Inspected]

GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)
[Inspected]

DRIVEWAYS/WALKS/PATIOS LEADING TO ENTRANCE(S) [Inspected]

- ◆ Common cracking and minor settlement noted. Sealing the cracks and gaps between slabs can help reduce the chances of settlement from water intrusion. If the settlement threatens to become a trip hazard it should be corrected.



DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS
[Inspected]

- ◆ Some tuckpointing needed under front porch slab to prevent further damage.



FAUCETS [Inspected]

LAWN SPRINKLER [Not Present]

OTHER INFORMATION [Inspected]

- ◆ We suggest trimming vegetation well away from the structure to provide free airflow, reduce chances of damage and allow for routine observation and maintenance.



3. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Styles & Materials

Viewed roof covering from: Roof mount	Roof-Type: Hip	Roof Slope: Medium
Roof Covering--Pitched: Laminated composition shingles	Valley Style: Closed cut	Sky Light(s): None
Estimated roof covering age: 10 to 15 years	Gutters/Roof Drainage: Metal gutters and downspouts	

Inspection Items

ROOF PHOTO(S)





ROOFING INSPECTION LIMITATIONS

ROOF COVERINGS [Inspected]

- ❌ ♦ Damaged shingles should be replaced to reduce risk of leaks.



FLASHINGS [Inspected]

- ⚠️ ♦ We advise sealing all exposed fasteners to reduce the chances for moisture penetration. As part of routine maintenance, caulking around the fasteners should be periodically checked and resealed as needed.


Counter flashing need to resealed to prevent water intrusion.



VALLEYS [Inspected]

FLAT/LOW SLOPE ROOF [Not Present]

ROOF DRAINAGE SYSTEMS/GUTTERS & DOWNSPOUTS [Inspected]

-  ♦ Gutters that drain onto walks/drives can create a slip and fall hazard. Advise having re-routed away from the home to an alternate location

Downspout(s) drain onto the roof surface. Although a common practice, we suggest alternate drainage (directly to gutters or grade) to reduce the chances of roof leaks and accelerated roof wear.



4. Attic

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Access: Scuttle Hole	Attic Ventilation: Soffit Vents Hooded vents Gable Vents	Attic Insulation: Batt fiberglass
Attic Vapor Retarder: None--Maintaining proper ventilation is important	Attic Moisture: No signs of current water entry	Roof Framing: Engineered wood trusses
Roof Decking/Sheathing: Plywood	Method used to observe attic: Entered and walked	

Inspection Items

Attic Photo(s)





CLIENT INFORMATION

- ◆ When inspections are conducted shortly after or during periods of prolonged rain, active roof leaks can often be identified by dampness at the interior of the structure. See the General Information section of this report for weather conditions at the time of this inspection. Most inspections, however, are not conducted under wet weather conditions and in such cases we cannot determine whether a leak is active or not. Further, some leaks occur only under severe or unusual wind driven conditions. Even during prolonged rain, an inspection may not reveal the exact circumstances under which water entry occurs.

Limitations of Attic Access

GENERAL ATTIC CONDITIONS [Inspected]

- ☒ ◆ Bird nest material noted in the attic. We suggest having removed and the attic appropriately sealed against pest intrusion.



- ❌ ♦ Rodent droppings were noted in the attic. We suggest obtaining the history of any pest activity and having evaluated and treated as needed by a qualified pest control operator.



- ❌ ♦ There is a gap large enough for animal entry in the attic and signs that pests have entered the attic. The opening should be appropriately sealed and the attic checked for pests.

Rodent bait traps noted; we suggest obtaining history of any pest activity and having treated as needed by a qualified pest control company.



- ◆ Dead mouse noted in the attic. We suggest having removed and the attic appropriately sealed against pest intrusion.



ATTIC INSULATION [Inspected]

ATTIC VENTILATION [Inspected]

- ☒ ♦ In addition to ridge and soffit vents, there are Two gable vent serving the attic space. In recent years, it has been discovered that mixing ventilation systems can sometimes cause problems, ranging from short-circuiting ventilation patterns (and thus making them less effective) to increasing the risk of water intrusion. We suggest having corrected as needed and assuring balanced ventilation system. One manufacturer's site with good information is www.airvent.com .



ATTIC MOISTURE CONDITIONS [Inspected]

- ☒ ♦ Possible mold growth noted. Mold can only grow if there is excess moisture. Steps should be taken to eliminate the source of moisture and to clean/remove the mold as needed. Experts advise hiring a contractor for areas over 10 square feet. Guidance is available from the EPA by searching the web for "EPA" and "Mold guidelines". The most recent link we have for the guide is <http://www.epa.gov/iedmold1/moldguide.html>. Another useful private website is www.buildingscience.com.



EXHAUST FANS [Inspected]

- ☒ ♦ The bath fan exhausts into the attic; we advise having corrected to discharge to the exterior to reduce the chances of moisture related problems.



ROOF FRAMING [Inspected]

ROOF SHEATHING [Inspected]

5. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation Type and Material: Poured concrete walls	Basement: Mostly finished	Access to Foundation Walls (Interior): The walls are partially concealed by finish & belongings
Exterior Wall Structure: Conventional wood frame wall structure	Ceiling Structure: Conventional wood frame	Floor Structure: Wood joists
Columns or Piers: Steel columns	Beams/Girders: Metal	Visible Basement Wall Insulation: Fiberglass at rim joists
Method used to observe Crawlspace: Not applicable		

Inspection Items

Basement photo(s)



BASEMENT/LOWER LEVEL/FOUNDATION MOISTURE CONDITIONS [Inspected]

◆ Typical rod hole water stains noted. These are common areas of seepage left over from the original construction. In many cases no further leaking occurs. When needed, repairs are usually simple to accomplish.



FOUNDATION WALLS [Inspected]

FOUNDATION INSULATION [Inspected]

Subflooring Conditions (as visible from basement or crawl space) [Inspected]

Framing conditions [Inspected]

Structural Beam Conditions [Inspected]

Structural Post & Column Conditions [Inspected]

Limitations to Foundation/Floor Framing Inspection [Inspected]

6. Chimneys & Fireplaces

Styles & Materials

CHIMNEY TYPE(S): Masonry fireplace & furnace/water heater chimney	FIREPLACE TYPE(S): Masonry wood burner	NUMBER OF FIREPLACES: One
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Inspection Items

Client Information

- ◆ Chimneys are a common source of water infiltration, both at the roof and inside the structure. Maintaining the flashings and a proper weather cap will reduce the chances of a problem. Portions of the flashing and interior of the chimney are not visible during our inspection. The NFPA recommends having what is called a Level 2 inspection by a qualified chimney sweep, to include a camera scan of the interior of the chimney. A Level 2 inspection can identify problems not noted in our report. We agree with their recommendation. You can find a list of certified sweeps at www.csia.org

CHIMNEY CONDITION [Inspected]

- ✘ ◆ The cement chimney cap at the chimney should be sealed as part of routine maintenance. For longer term performance, client may wish to consider upgrading to a full overhanging crown with a sloping top and drip slot at the overhang.

Glazed creosote build-up in the chimney. Creosote is a naturally produced flammable by product of combustion. Its presence is a limiting factor on a visual review. We suggest having cleaned and evaluated (request an NFPA Level II inspection) by a qualified fireplace and chimney specialist. Glazed creosote can be difficult to correct and cleaning is typically much more expensive with such deposits.



FIREPLACE CONDITION [Inspected]



GAS LOGS [Not Present]

7. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is

beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

Water Source: Public	Main Water Shutoff Location: Basement	Fuel Shutoff Location: Exterior gas meter
Visible Water Supply Entry Pipe Material: Copper	Visible Water Distribution Material (inside structure): Copper	Water Heater Power Source: Natural gas ..
Water Heater Manufacturer(s): G.E.	Water Heater Capacity: 50 Gallon	Water Heater Location: Basement
Water Heater Age: 3 years	Visible Plumbing Waste Material: Plastic	Sewer Cleanout Location: Basement
Plumbing access: Generally accessible where located in the basement	Primary Heating Fuel: Natural gas	

Inspection Items

CLIENT INFORMATION

- ◆ Valves may leak when operated after a period of inactivity. For this reason, we did not test service valves during the inspection. Expect to find many of these difficult to operate or stuck in position.

During the inspection, we only operate the valves or faucets that are normally operated by the occupants in their daily use of the plumbing system. Be aware that we will not operate:

1. The main water supply shutoff (although we will report on its existence and location when accessible)
2. The temperature & pressure relief valve on the water heater (although we will note its existence and check its installation)
3. The water heater tank supply or drain valves
4. Any stop valves supplying water to plumbing fixtures
5. The laundry supply shutoff valves.

Any valve that is not operated on a daily basis may fail; that is, start leaking or dripping, when tested. If you want to know if seldom-used valves and faucets are functional, we encourage you to operate them in the presence of the seller, before escrow closing. If the seller is not available for this exercise, we recommend that you have a plumber present so that he can make any repairs or replacements.

Water system pressure tests are not within the scope of this inspection. Likewise, we cannot determine the function of underground drains. *You can reduce your risk by having a plumber snake the drains and perform a camera scan to help determine condition of these concealed areas.*

WATER HEATER [Inspected]





SERIAL NO. GELN0511D06273 MFG. DATE: 05/2011
MODEL NO. SG50T12AVG00 Cap. U.S. Gals. 50
Input BTUH 40,000 TYPE GAS - NATURAL
Gas PRESS. IN. W.C. - Manifold - 4.0
Max. Inlet - 10.5 Min. Inlet - 5.0
ANS Z21.10.1*CSA 4.1-2009
Manufactured under trademark license by Rheem Mfg. Co., Mont

WATER HEATER VENTS/FLUES/VENT CONNECTORS [Inspected]

MAIN WATER SHUT-OFF DEVICE [Inspected]

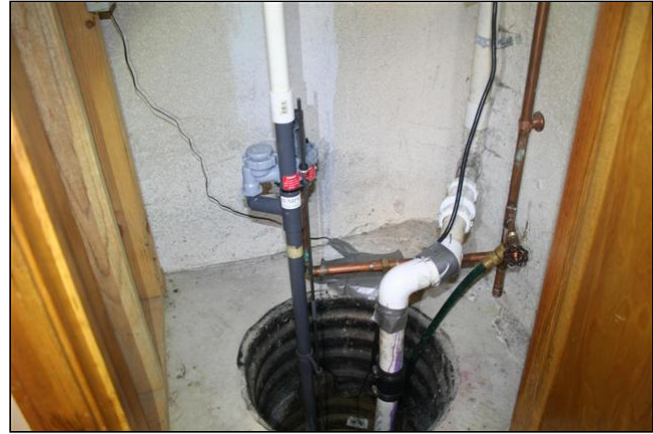


WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES [Inspected]

DRAIN, WASTE AND VENT SYSTEMS [Inspected]

SUMP PUMP [Inspected]





SEWAGE EJECTOR [Not Present]

FUEL PIPES AND STORAGE SYSTEMS [Inspected]

FIRE SPRINKLERS [Not Present]

8. Electrical

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Styles & Materials

Electrical Service Conductors: Below ground service	Service Ampacity: 150 amps	Circuit Protection Type: Circuit breakers
Visible 120 Volt Branch Circuit Wiring: Copper	Wiring Type(s): Type NM (Romex)	Main Disconnect Location: Inside of the main distribution panel
Main Panel Location: Basement	Electric Panel Manufacturer: Cutler Hammer General Electric	Ground Fault Circuit Interrupters (GFCIs) Locations: Kitchen & Bath Locations--See the Electrical Addendum

Inspection Items

CLIENT INFORMATION

- ◆ Our inspectors test a random sample of receptacles, switches and fixtures. We typically test not less than one receptacle outlet per room and all outlets within 6 feet of a water source. Each and every wiring device will not be evaluated. Wiring devices blocked by furniture or personal goods will not be tested.

Testing the function of the main disconnect and individual breakers is not in the scope of this inspection.

Electrical defects are considered to be safety concerns and all such defects should be corrected by a qualified electrician.

Evaluation of any low voltage wiring systems, including but not necessarily limited to telephone, security systems, data transfer lines, TV antenna and cables, alarm, intercom, and stereo systems is beyond the scope of this inspection. Have the seller demonstrate or a qualified technician evaluate the low voltage wiring as desired.

Please see the Electrical Addendum for additional important information and definitions of terms used in the report.

SERVICE ENTRANCE CONDUCTORS/ELECTRIC METER/EXTERIOR DISCONNECT [Inspected]





EXTERIOR, GARAGE & ATTIC ELECTRIC [Inspected]

- ❌ ♦ One GFCI outlet(s) at the front porch would not trip. GFCI's are an important and, fortunately, inexpensive safety device. Repair or replacement by a qualified person is needed.



INTERIOR LIVING SPACE ELECTRIC [Inspected]

BATHROOM ELECTRIC [Inspected]

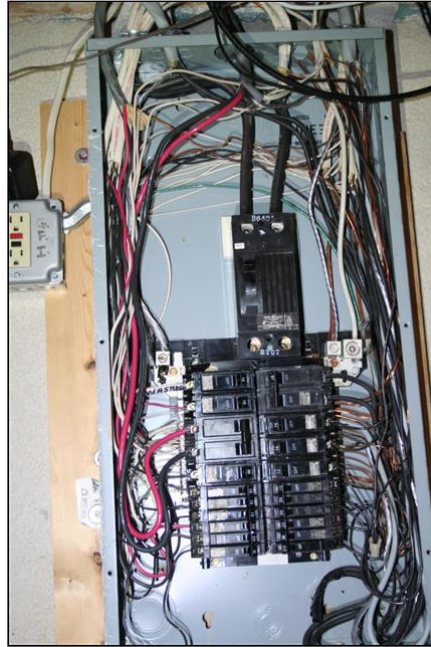
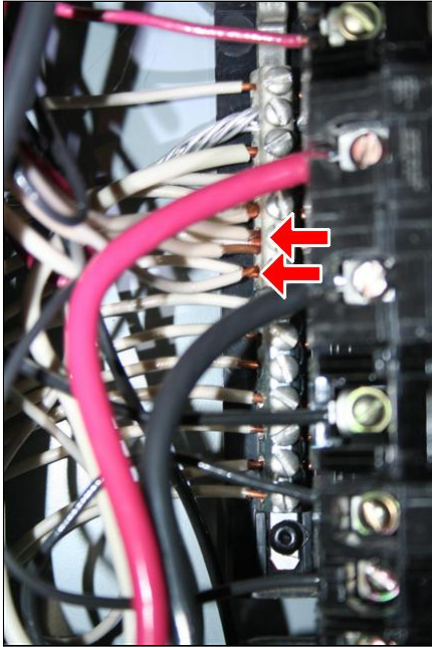
KITCHEN ELECTRIC [Inspected]

BONDING/GROUNDING CONSIDERATIONS [Inspected]

GENERAL PANEL ENCLOSURE COMMENTS [Inspected]

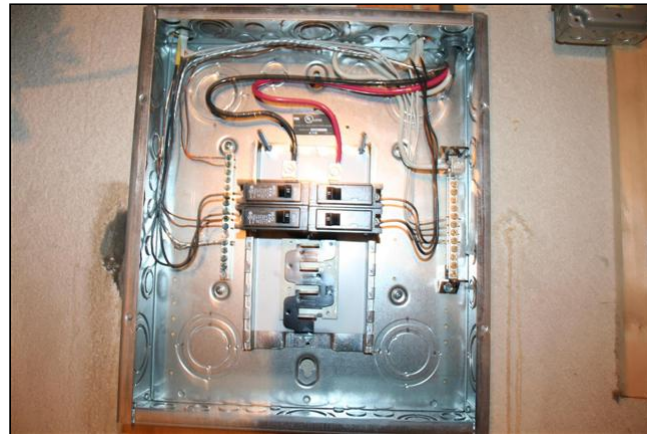
MAIN PANEL BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES [Inspected]

- ❌ ♦ Doubled up neutral terminals noted. Panel manufacturers prohibit this practice as this can cause loose connections and arcing. This can typically be fixed with a minor wiring change. This wiring guideline was not widely enforced until recently.



SUBPANEL BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES [Inspected]





9. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Styles & Materials

Heat System Brand: Lennox	Number of Heat Systems: One	Heat Type: Forced Air
Energy Source: Natural gas	Heat System Location: Basement	Blower Compartment: Blower door interlock present and operable
Heat Source in Each Bedroom/Living Room: Yes	Furnace/Boiler/Air Handler Age: 5 years	Filter Type: High efficiency media filter
Number of AC Units: One	Cooling Equipment Type: Split system with outside compressor(s)	Compressor/Heat Pump Location: Left side
Central Air Brand: American Standard	Compressor Age: 5 years	Thermostat Location: Dining room

Inspection Items

CLIENT INFORMATION

- ◆ Temperature permitting, inspection and evaluation of the condition of the cooling system was limited to visible components and their basic functions. We did not test amperage draw or refrigerant pressures.

A full technical evaluation of the condition of heating and cooling equipment requires extensive invasive testing that is beyond the scope of this inspection. Specialty systems, such as boilers and geothermal units should be separately evaluated by a qualified specialist. We suggest you inquire of the seller if any areas do not adequately heat or cool and obtain the paperwork for any recent repairs/evaluations.

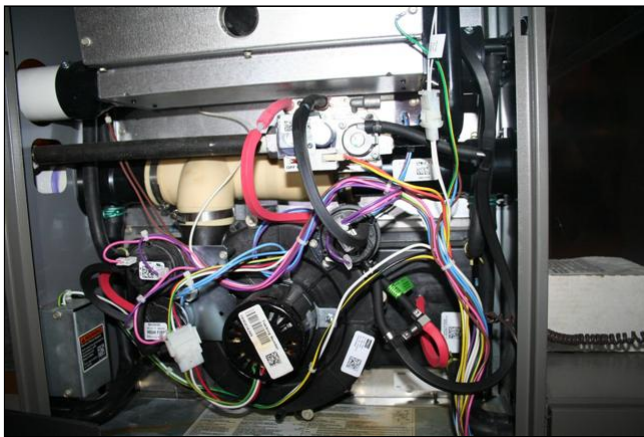
If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. 410-A cannot be utilized in older systems which previously used R-22 without making some substantial and costly changes to system components

FORCED AIR FURNACE [Inspected]





COMBUSTION CHAMBER [Inspected]



BLOWER COMPARTMENT [Inspected]






FILTERS & DUCTWORK [Inspected]

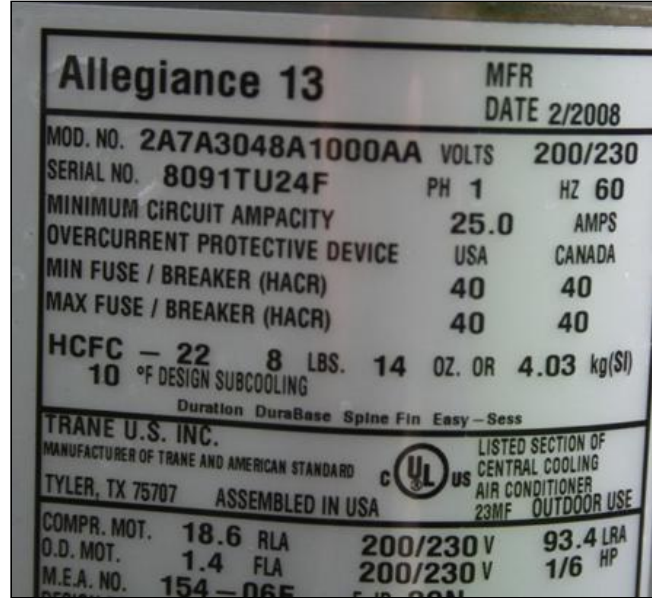


VENTS/FLUES/VENT CONNECTORS [Inspected]

AIR CONDITIONER (A/C) OPERATION [Inspected]

OUTSIDE A/C COMPRESSOR NOTES [Inspected]

-  ♦ Vegetation should be trimmed at least two feet away from the exterior air conditioning unit(s) to avoid excess wear and increase efficiency.



THERMOSTAT & DISCONNECTS [Inspected]

10. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Styles & Materials

Type of garage: Detached garage	Garage Door Type: Sectional	Door Opener(s): Sears/Kenmore/Craftsman
Garage Ceiling Finish: Drywall or plaster covered	Interior Garage Wall Finish: Drywall/Plaster	Garage Floor: Concrete
Garage Windows: None ..		

Inspection Items

GARAGE PHOTO(S)





GARAGE CEILINGS [Inspected]

GARAGE WALLS (INCLUDING FIRE/FUME SEPARATION in ATTACHED GARAGES) [Inspected]

GARAGE FLOOR [Inspected]

- ◆ Minor cracking is evident in the floor slab, but there is no noticeable vertical displacement.



GARAGE DOOR(S) [Inspected]

GARAGE DOOR OPENER(S) [Inspected]

OCCUPANT DOOR FROM GARAGE TO INSIDE HOME [Inspected]

PEDESTRIAN DOOR INTO GARAGE [Inspected]

- ◆ Door sticks minor adjustments needed.



GARAGE WINDOW(S) [Inspected]

11. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

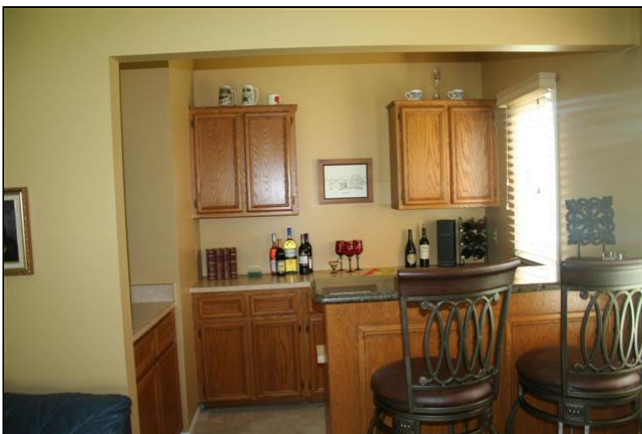
Styles & Materials

Interior Access: Standard amount of belongings in home	Ceiling Material(s): Drywall/plaster	Wall Material(s): Drywall/plaster
Floor Covering(s): Carpet Tile	Window Material: Vinyl	Window Type/Design: Double Pane Casement Double/single hung
Framing: Wall and ceiling framing concealed by finish	Interior Door Type: Wood Hollow Core	

Inspection Items

INTERIOR PHOTO(S)

- ◆





GENERAL COMMENTS ABOUT THE INTERIOR

WINDOWS (REPRESENTATIVE NUMBER) [Inspected]

CEILINGS [Inspected]

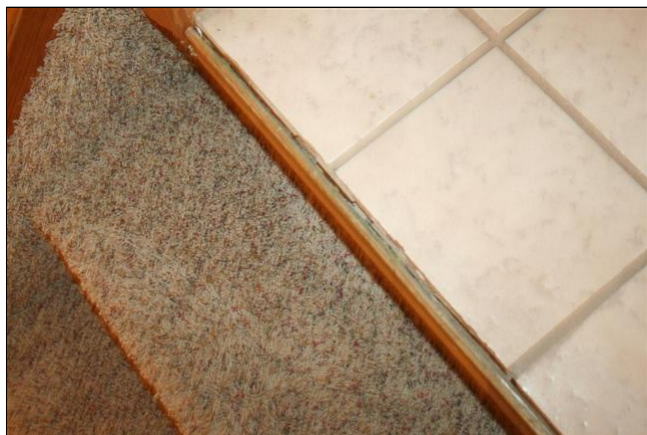
WALLS [Inspected]

DOORS (REPRESENTATIVE NUMBER) [Inspected]

FLOORS [Inspected]

STEPS, STAIRWAYS, BALCONIES AND RAILINGS [Inspected]

♦ There is no stair nosing (slight overhang) in the stairs to basement. This increases the risk of tripping.



SKYLIGHTS [Not Present]

SMOKE DETECTORS [Not Inspected]

CARBON MONOXIDE DETECTORS [Not Present]

- ◆ Experts advise the installation of carbon monoxide detectors in all structures. These detectors have limited useful lifespans so we suggest you acquire new detector(s) and install upon occupancy in accordance with manufacturer specifications. Regular testing should follow.

12. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Built In Dishwasher: WHIRLPOOL	Exhaust/Range Hood: BROAN	Disposer Brand: INSINK ERATOR (ISE)
Built in Microwave: GENERAL ELECTRIC	Counter Mounted Cooktop: None	Built In Oven(s): None
Refrigerator: KITCHENAIDE	Cabinetry: WOOD	Sink(s): 1 BOWL MOLDED POLYMER
Countertop: GRANITE		

Inspection Items

KITCHEN PHOTO(s)

CLIENT INFORMATION

- ◆ Inspecting appliances is beyond the scope of the NACHI Standards of Practice. As a courtesy to the client, we checked basic function of the listed appliances only.

Note that some realtors as well as local utility providers and private contractors offer annual service contracts covering gas or electric appliances.

- SUGGESTION: Consult with your agent and/or the utility provider regarding cost, scope of coverage and the availability of such programs. You agent may offer a full home warranty. If not, one is available from our office at 248.667.2269

All appliances should be checked during your final walk through.

SINK(s) [Inspected]

CABINETS [Inspected]

COUNTERTOP [Inspected]

DISHWASHER [Inspected]

RANGES/OVENS/COOKTOPS [Inspected]

RANGE HOOD/EXHAUST [Inspected]

WASTE DISPOSER [Inspected]

BUILT IN MICROWAVE [Inspected]

13. Bathrooms

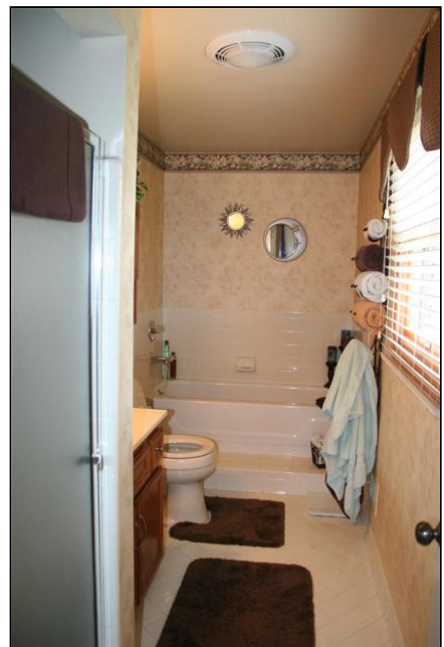
Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Number of Bathrooms: Three and a half	Shower Wall Material: Ceramic Tiles Plastic Panels	Countertop Material: Laminate Granite Metal
Bathroom Ventilation: Fan	Plumbing Access: No plumbing access panels provided	Bathroom Floor Covering (See Interior Comments): Resilient flooring
Bathtub stopper: Stopper(s) present		

Inspection Items

BATHROOM PHOTO(S)



WASH BASIN/SINK(S) [Inspected]


SHOWER WALLS [Inspected]

GLASS SHOWER ENCLOSURE(S) & SHOWER DOOR(S) [Inspected]

BATHTUB(S) [Inspected]

JETTED TUB [Not Present]

BATHROOM VENTILATION [Inspected]

 ♦ Fan is noisy: may be wearing out in upstairs hall bath.



TOILET(S) [Inspected]

CABINETS/COUNTERTOP [Inspected]

14. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Styles & Materials

Laundry Location: First floor	Clothes Washer: MAYTAG	Clothes Dryer: MAYTAG
Laundry Tub: Plastic	Dryer Power Source: Both gas and 240 volt (electric behind appliance--not tested)	

Inspection Items

LAUNDRY PHOTO [Inspected]





CLOTHES WASHER HOOK UP [Inspected]

LAUNDRY TUB [Inspected]

CLOTHES DRYER VENT [Inspected]

CLOTHES DRYER CONNECTION [Inspected]

15. Additional Information

Inspection Items

Water Intrusion Addendum



Water Intrusion and Mold Addendum

Where does the water go? Water is probably the number one nemesis of the building owner. Basement, wall and roof leaks, plumbing leaks and condensation are a constant possibility. When water is allowed to intrude or condense within the structure, the possibility of hidden damage, decay and/or mold exists.

In our report we tell you about conditions we see that can lead to water intrusion. We discuss the importance of proper grade, of monitoring and maintaining the roof, siding/trim & windows and of keeping the building envelope in good condition. If you keep your siding intact, if you maintain your roof and respond immediately to exterior, roof, attic, basement and crawl space maintenance issues, and if you keep water away from the foundation, you go a long way towards reducing the chances of water infiltration and the insidious problems water can cause. Further, it is vital to respond to plumbing leaks at once and to provide adequate attic, bathroom and crawl space ventilation.

When water problems are noted, immediate steps should be taken to identify the source(s) of intrusion and correct as needed.

A Word About Mold and Other Indoor Air Contaminants

Susceptibility to mold spores has become a hot topic and a controversial issue among home inspectors, lawyers, and experts in the field. Numerous companies have entered the very profitable business of delivering mold testing seminars and test results to the home inspection community. While it is understood that there is a relationship

between mold and health, the fact is there are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source. Further, there is no currently recognized standard for mold testing or interpretation of results. Without accepted thresholds, or a nationally recognized test standard, test results can be interpreted very differently depending on the test protocols and methodologies used as well as the tester/interpreter's personal opinion.

What do we know for sure? If you can see or smell mold, there is water, moisture or condensation that needs to be corrected. Some molds can cause health problems for some people. Any visible mold should be cleaned up or removed.

Our clients are very important to us and we believe that the testing and interpretation of mold spore counts should be left to the true experts in the field, such as immunologists and toxicologists. We do not want to mislead our clients. No matter how profitable the service, we are simply not capable of rendering sound opinions based on the level of expertise we currently have. That is why we specifically disclaim these issues in our agreement and do not inspect for or provide an opinion on the potential for, or the existence of mold or related damage in the structure. If you have concerns about mold or other indoor air quality issues we recommend that you contact specialists in the field such as the CDC the EPA and other true experts. Be prepared to receive differing opinions from different experts. One thing that the experts agree on is the need to identify the source(s) of the mold—which is related to unwanted moisture—and to eliminate the source of moisture and to clean up or remove the mold. Please see a specialist for further advice.

For further information regarding the issues of mold and other indoor air contaminants we recommend that you start by visiting the Center for Disease Control at <http://www.cdc.gov> (insert "mold" in their search box) and the Environmental Protection Administration at <http://www.epa.gov/iaq/molds/moldguide.html> Other informative articles from a nationally recognized indoor air quality (IAQ) specialist can be found at www.buildingscience.com.

Don't have a computer? You can log onto these sites for free at almost any local library.

Tips for limiting the chances of a mold problem-- Think: Clean. Dry. Well Ventilated

Here's a few of the things you can do to reduce the risk that mold will become a problem in your home:

- *Keep relative humidity low. Excessive condensation from humidifiers, for example, can cause mold to grow.*
- *Fix leaks immediately—whether they are plumbing or structural in nature.*
- *Consider getting an infrared insulation scan to find cold spots which need more insulation. Cold spots can allow moisture to condense on hidden surfaces within walls.*
- *Run bath fans when bathing or showering and long enough afterwards to remove all excess moisture.*
- *Install an exterior vented kitchen fan. Run the fan when cooking and long enough afterwards to remove excess moisture.*
- *Use ceiling fans to keep air circulating.*
- *Thoroughly dry any spills that occur, especially on carpeted surfaces.*
- *Be sure your dryer vents to the exterior. Clean the lint filter after every load. Clean the vent pipe regularly.*
- *Don't block heat registers or cold air returns. Allow air to circulate along walls, windows and inside closets. Avoid tightly packed storage against walls as this will restrict air flow and can lead to moisture buildup.*
- *Have your furnace and air conditioner cleaned and serviced annually.*
- *Consider a make-up air kit (if not already installed) for your furnace.*
- *When you replace your furnace and water heater, consider sealed combustion direct vent units.*
- *Avoid or limit use of ventless gas fireplaces as they can generate significant amounts of water vapor during operation. Have fireplaces and chimneys serviced annually.*
- *Remove visible moisture on windows and other surfaces.*
- *Run a dehumidifier in basements.*
- *Seal attic penetrations, such as wiring chases, plumbing vent chases and recessed lights. (**Caution:** Follow the manufacturer's instructions for recessed lights to avoid overheating).*

- *Fix water intrusion concerns listed in your inspection report, including roof, siding, grade at the foundation, and gutter and downspout issues as well as any reported signs of leaks.*
- *Keep gutters clean and well extended away from the home.*
- *Avoid using vinyl wallpaperâ”vinyl can hold moisture hidden in areas where mold can form.*
- *Keep your home clean.*
- *Don't store things in a damp basement. Provide plenty of ventilation around stored items even in a dry basement.*
- *Open windows in good weather.*
- *Think: Clean. Dry. Well ventilated.*
 - *Now, let's review drainage at the foundation:*
 - *We know that a high percentage of leaks can be prevented by the intelligent use of gutters & downspouts and by keeping the grade pitched away from the foundation (yet below siding, including brick).*
 - *Gutters are important and so are downspouts. Rain and snowfall shed a surprisingly large volume of water from roofs to the ground below. We suggest you extend downspout discharge at least 6 feet away from the foundation to reduce the chances of below grade leaks or foundation problems.*
 - *Even slab-on-grade structures can suffer from water problemsâ”these tips apply to all styles of construction. Note that water problems might also lead to foundation problems, thus our concern is not only with water intrusion into the structure, but also with the foundation itself. Some soils will exert excess pressure on foundation walls if they hold too much water. Unless you have a geotechnical engineer test your soils and examine the underground drainage system for the home, you should assume that the best course is to get the water away from the structure while keeping it below the level of siding and masonry veneers.*
 - *Occasionally, even the best roof and grade drainage won't prevent a below-grade leak. In this case, you may need the services of a professional foundation contractor to stop water intrusion. Be sure to check their credentials, verify that they are fully insured and compare estimates. Be carefulâ”some companies propose unnecessary and expensive repairs. Some use a shotgun to kill a fly.*

Electrical Addendum



Electrical Addendum

General Notes. Our electrical inspection meets the NACHI standards of practice and is done by sampling visibly accessible wiring and fixtures. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. More extensive electrical testing and review can be arranged with a licensed electrician for an additional fee, to be billed at an hourly rate.

Following is a glossary of some of the electrical terms that you may find in your report as well as information on some upgrades that can enhance the electrical system. This addendum should help you better understand the terms used in our report, why certain recommendations are given, and why various conditions are a concern. Even if no electrical defects were discovered in your home, be sure to read the sections on Arc-Fault Circuit Interrupters and Ground-Fault Circuit-Interrupters and, if you have an electric oven or dryer, the section on Dryers and ovens.

Remember, because electrical defects are a safety concern, a qualified electrician should perform all electrical repairs without delay under a municipal permit. You should ask the electrician to report on any additional deficiencies he sees and make suggestions for upgrades.

Arc-Fault Circuit-Interrupters (AFCI) are a device intended to reduce the chance of electrical fire by recognizing arcing (generally from poor connections you can't see) and then shutting down power to the circuit. AFCI's are a new technology that only became required by the in recent years. At this time, AFCI's are installed for protection of bedroom circuits in new homes. They are worth considering as an upgrade for all dwellings; please check with your electrician for further information.

Abandoned or Cut Off Wiring is wiring that is no longer in service. In some cases it is still live, which is a safety concern; in others, it can be confused with functional wiring. Common areas to find abandoned wiring are garages, basements and attics. We recommend that you have wiring that is not in use checked for connection to a live source, and then removed or properly capped/terminated within an approved junction box.

Ceiling fans that wobble or are too low We suggest having wobbling fans re-balanced or re-mounted as needed to reduce the chance of a fan or fan parts coming off and causing injury. Wobbling fans can be a sign of improper installation, loose blades, a loose or missing mounting bracket or other deficiency. Balancing kits for ceiling fans are available at some lighting stores. We suggest checking the mounting brackets to be sure they are capable of properly holding the fan. When fans are low, there is risk of a personal injury. An informative article can be found on the web at www.faninfo.com .

Copper and Aluminum conductors at same terminal is improper, because copper and aluminum expand and contract at different rates. Putting the two under the same terminal, unless that terminal is specifically designed for that purpose, increases the risk of loose wiring, which can cause unsafe arcing and corrosion to occur.

Damaged Wire When a wire is frayed, nicked or poorly connected, the wire is effectively smaller and more likely to overheat in the damaged area. Damage also makes contact with live wiring more likely. Due to the potential safety hazard, it is important that damaged wiring be replaced promptly.

Doubled-up circuitry This is a very common electric panel defect. Most electric panel termination lugs (breakers, fuses, etc.) are not designed or approved for multiple wires being attached. Adding additional wires where not approved can overload a circuit, causing nuisance tripping or loss of power. More importantly, adding additional wires can mean loose connections, which can cause unsafe arcing. Wires should be independently attached for better protection/performance, unless the devices they are attached to are approved for this use. In some cases, the connection can be made ahead of the breaker or fuse; in others, additional circuits are needed and sometimes a new panel is needed.

Electric baseboard heaters and electric cords Electrical cords should not be draped over electric baseboard heaters due to the risk of melting the cord, which could cause a fire. For this reason, current standards typically prohibit outlets directly above electric baseboard heat. If you have this style heating in any rooms in your home, be sure to take precautions against allowing cords to touch the heater(s) (and keep furnishings, drapes etc. safely away as well).

Dryers and ovens (240 volt) Recently, electric codes have been updated to improve the safety of electric dryers and ovens. The electric supply for dryers and ovens used to be three-wire-type with three prong cords. New installations must be four-wire-type with four-prong cords. If you replace an existing electric dryer or oven or move either to a new location, you may be required to have the electric supply (wire from the electric panel to the outlet) and the appliance adapted to the four-wire-type. Also, if upgrading from an old style connection to a new one, there is a required safety alteration (a bonding strap or screw needs to be removed) inside the appliance. Without the internal wiring change, the old appliance can actually become unsafe to use. To assure a safe installation, be sure to use a qualified installer.

Exposed wiring refers to wiring that is installed without protection from physical damage. Examples include when an electric wire is run under floor joists or rafters, along the front of studs, or is installed down or across walls. Appropriate installations might include: installing the wire through holes in floor joists, above rafters, or by enclosing the wire in conduit to meet the requirements for protection from physical damage. Exposed wiring at the exterior, inside cabinets and down walls is particularly prone to damage and should be corrected as soon as possible. **Note:** Do not store things on top of or against wiring—even wiring that does not meet the technical definition of "exposed" can be damaged, causing a hazard.

Extension Cords should not be used for any purpose other than as a temporary power source. Permanent approved wiring is advised in place of extension cords to any permanently installed electrical component. Extension cords should never run through walls or floors and should not be run inside cabinets as they can be more easily damaged in these areas.

Grounding. Until the late 1950s, *Grounding* in residential systems was required only on the main electric panel. Afterward, grounding became a requirement for all branch circuits including lights and outlets. The ground wire is normally idle. If there is a defect, the ground wire acts as an escape route for the electricity, inducing the current to flow through this wire to the ground, reducing the risk of shock or fire. We use a tester at three-prong outlets to check a sample of outlets for ground; however, this tester can be fooled by some types of miswiring. Verifying the integrity of grounding systems is a technically sophisticated procedure that is beyond the scope of a visual building inspection.

Ground-Fault Circuit-Interrupters (GFCI or GFI) are inexpensive devices that do a great job protecting folks from shocks at outlets. Once you've closed on the property, we suggest having GFCI protection installed wherever not present on exterior outlets and near all interior water sources. These specialized outlets (or breakers) shut the power off to a circuit when as little as .005 amp of electricity is leaking. Under normal conditions, the power flowing out through the black (or hot) wire will be equivalent to the power flowing back through the white (or neutral) wire. GFCI outlets are designed to detect these power leaks by comparing the amount of electricity going out through the black wire with the amount coming back through the white wire. Under current standards, GFCI protection should be provided in kitchens (*all* countertop outlets), bathrooms, near all sinks, in garages and unfinished basements, and at exterior outlets. ***GFCI's should be tested at least monthly***, to assure proper performance. ***To test a GFCI outlet***, plug in a night-light or lamp and push the test button. If the light goes out, your GFCI is currently working. You may now press the reset button to restore power. The test a GFCI breaker, just push the test button. Note the GFCI receptacle outlets will protect all other outlets downstream on the same circuit so you might have a reset button in a bathroom, for example, that protects other receptacles or even lights.

Ground-Fault Circuit-Interruptersâ€”Ungrounded. GFCI's may also be used for protection on old circuits where grounding is not feasible. In fact, the only time one can use an ungrounded three-prong outlet is if it is GFCI protected. An ungrounded GFCI device should be labeled "No Equipment Ground" and any protected outlets downstream of the actual GFCI device should be marked "No Equipment Ground" and "GFCI Protected." Keep in mind that appliances such as refrigerators and computers (or any appliance with a three-prong plug) ***need the ground***; so do not use a GFCI in place of proper grounding in such instances.

Knob and tube electric wiring. This type of wiring was standard many years ago but is now considered outdated. Often the insulation is dried out and worn, and may be deteriorated in areas that are not visible. When knob and tube wiring is present, we suggest having an electrician evaluate the integrity of the wiring. In most cases, upgrading is advised. Attic or wall insulation and belongings should not be placed over this wiring.

Loose Wiring. All electrical wiring should be firmly attached to framing and at fixtures. Wiring should also be fastened near each fixture, junction box, etc. to help prevent live wires being pulled loose.

Open Knockouts. Knockouts are openings in electrical boxes that are intended for wiring runs. Open knockouts are those that are not currently in use but that expose live wires in the box. Openings in electrical boxes should be sealed with appropriate covers to prevent accidental contact with electrical power. Knockout plugs are generally readily available and easily installed.

Open splices. *Open splicing* refers to electrical wiring that has been improperly cut and spliced without proper protection from physical damage or contact with live wires. Whenever an electric wire is cut, it should be properly spliced and protected at once. The splice should be encased in a covered, secure junction box to prevent shocks and other risks, including separation of the splice.

Ovens and Electric dryers. See **Dryers and Ovens.**

Overfusing is another common electric panel defect. Amateur electricians often create a dangerous situation when they fail to match the right size wire to the right size overcurrent (breaker/fuse) device. This can allow excessive current to be carried by the branch wire conductor, which is a fire hazard. Overfusing should be corrected at once. In some cases, the fix is as simple as installing a properly sized breaker. In others, the wire must be replaced to meet the power demand of the circuit. If so, this could be much more expensive because it might involve removing wall coverings to run new wires.

Recessed lighting may be a safety concern if insulation is too close and/or lights are improperly installed. Some units are rated for insulation contact (IC rated) meaning the manufacturer has approved them to be installed in areas where insulation contact is likely. There are specific requirements as to bulb size and installation practices. Please check all recessed lights upon occupancy for the manufacturer's recommendations for proper installation instructions (generally located inside each light). It is common to need to move insulation away from lights as well as to exchange bulbs with the proper type and wattage.

Reversed polarity is a sign of amateur work and refers to improper wiring of an outlet or circuit where the hot (usually black) and neutral (usually white) wires are placed on the each other's terminals (reversed). The hot wire should be installed on the brass screw (short slot side of the outlet) and the neutral wire should be installed on the silver screw (taller slot side of the outlet). Reversed polarity is generally easily corrected by minor wiring adjustments at the receptacle. It is important that this correction be made for the safe use of the outlet and those items powered off the receptacle. **Note:** An improperly wired outlet anywhere "upstream" of other outlets (on the same circuit) could cause corresponding (and appropriately wired) "downstream" outlets to show reverse polarity.

Three-prong ungrounded outlet(s). In homes built before the late 1950s, it is common to have ungrounded branch electrical circuits. Since then, the addition of a third (ground) wire has enhanced safety and is required for modern circuits and the appliances they service. Two-prong ungrounded outlets may continue to perform well when used with appliances that come with two-prong cords. They should not be used with three prong cords. A grounded outlet must be used wherever a grounded (three-prong) appliance is used (refrigerators, laundry appliances, computers, etc.).

We find that many homeowners have improperly changed ungrounded two-prong outlets to newer three prong style outlets without providing a proper ground. For safe operation, we suggest grounding these outlets. Any circuit added after the late 1950s was required to be grounded. In some cases, a three prong ungrounded GFCI protected outlet can be used. See the **Ground-Fault Circuit-Interrupters** for further information.

Ungrounded outlets. See "**Three-prong ungrounded outlets**".

Uncovered electrical fixture(s). Whenever electrical connections are made, they are required to be made within an approved, covered wiring or junction box. *Open junction boxes* should have an approved secure cover to prevent risk of shock or fire. Uncovered receptacles and outlets should also have approved covers.

Final Walkthrough Checklist



Final Walkthrough Pre-Closing Checklist

Please use our complimentary pre-closing checklist on your final walk through of the property. There is a time period between our inspection and closing that varies with each property. Systems can fail at any time and defects can become visible under different viewing conditions (weather change, belongings removed etc.) so we urge you

to operate all systems prior to closing and check all areas that may have been hidden from view due to occupant belongings or other obstructions. Bring a couple of light bulbs to check inoperable light fixtures.

- Obtain all operational manuals, well/septic records, records of sale (disclosure statement, offer to purchase, and closing documents), warranties and receipts for recent repairs. Keep them in a file.
- Check the exterior. Pay particular attention to the roof, especially if there has been a storm since the inspection. Run the sprinklers if weather permits.
- Check all interior rooms. Check for moving damage if the homeowner moved out between the inspection and closing. Operate all windows and doors and check for broken thermal pane seals, loose hardware, etc. Check ceilings for water stains.
- Check countertops and interiors of all drawers, cabinets and closets.
- Check all areas that may have been inaccessible during the inspection due to personal storage, furniture, area rugs, etc. and check items we don't review such as cosmetic concerns, alarms, intercoms and sound systems.
- Operate all systems/appliances, sump pump and the garage door. Obtain door transmitters. Do not operate air conditioners if the temperature is below 65 degrees. Check lights (bring a couple bulbs).
- Run all faucets and toilets. Fill tubs and sinks. Check for leaks. Run whirlpool tubs.
- Check basement and/or crawl space. Look for active stains and leaks at walls, floors and under and near plumbing.
- Check for signs of pests. Many folks do preventative pest control before taking occupancy.
- If possible, check inside of the attic.
- Verify that the seller has correctly completed any promised repairs (look at receipts, permits, etc).
- Verify that the seller has notified you of any changes in the condition of the property since the inspection.
- If you haven't purchased a home warranty, check with your agent and the web and consider purchasing.

We would like to thank you for allowing us to work with you and we wish you the very best in the future. Remember that we are here for advice at anytime. Whether it's counsel on something that breaks down or suggestions on a remodeling project, feel free to give us a call.

Finally, please don't hesitate to recommend us to your friends. We won't mind a bit!

The Appreciative Staff of CNM Inspection Services

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