

AIM-Home Inspection
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[Aim-HomeInspection.com](http://www.Aim-HomeInspection.com)
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Property Inspection Report

Inspector Information

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Client Information

Mr. Report
sample
Any town, N/A 00000

Phone: 616-000-0000
1234sample.org
Date of Inspection: June 1 2006
Time: 8:30 am
Weather Conditions: 76 / sunny

Property Address:

sample report
USA Ville, N/A 00000

Attendance:

Buyer
Buyer's Agent



Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Report Summary

Site Grounds and Grading Summary:

Steps to Building:

The steps have an uneven rise or spacing. Cracks in bricks or mortar are in need of repair. This is a **>SAFTEY CONCERN<** Do not use front entry until repairs have been made. You should consult a licensed contractor about the needed repairs.

Driveway Summary:

Seven of the concrete slabs in the drive show cracks. Driveway is what one would expect for the age. **The driveway has trip hazards.** Two 4'x8' slabs closest to the Garage door on the exterior side, requires leveling OR replacement! NOTE: Result is a poor-non positive seal at the bottom of the garage door to the concrete surface, abnormal settlement was observed for the driveway at the roll up garage door. This area is a trip hazard. You should consult a licensed contractor about the needed repairs.

Exterior and Structure Summary:

Chimney

Severe spalling of bricks is viewable! This chimney needs to be re built. (tuck pointing is not an option. You should consult a licensed contractor about the needed repairs. **Falling debris is a safety factor** here. Area should be roped off ASAP and A/C condenser be protected from falling debris.

Electrical Components Summary:

Outlets, Fixtures, and Switches

Living room west wall (3) and (1) plug on North wall are ungrounded (1) at bottom of stair well has reversed polarity.

Main Panel

Circuits are not all labeled in service panel. including sub panel Suggest upgrade to panel to 125 amp or higher service, This panel has no room for expansion! You should consult a licensed contractor about the needed repairs.

Interior Summary:

Fireplace

Exterior Mortar joints are deteriorated./ Exterior chimney is in need of repair / this fire place should not be used until after it ha been completely inspected and or rebuilt. **CAUTION THIS has the POTENTIAL to be a FIRE HAZZARD**

Garage and Carport Summary:

Flooring

The Garage floor curb appears to be a second pour (not a single pour with the floor) This may result in water seepage to the basement wall adjacent to this area. This will result in loss of paint on this wall, and contribute to added moisture in the basement during the winter months as the ice and snow melts off of the autos in the garage space. Recommend when replacing garage floor, have a drain installed in the floor. or just seal the curb to the existing concrete floor. You should consult a licensed contractor about the needed repairs.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Concrete
Condition: Needs Maintenance

Problems:

- There are large cracks in the driveway.
- There are uneven spots on the driveway.

Comments:

Seven of the concrete slabs in the drive show cracks. Driveway is what one would expect for the age. The driveway has trip hazards.

Two 4'x8' slabs closest to the Garage door on the exterior side, requires leveling OR replacement!

NOTE: Result is a poor-non positive seal at the bottom of the garage door to the concrete surface; abnormal settlement was observed for the driveway at the roll up garage door. This area is a trip hazard.

You should consult a licensed contractor about the needed repairs.



Steps To Building

Stair Type: Brick
Landing: Concrete
Railing: No
Condition: Needs Maintenance

Problems:

- The steps show signs of deterioration.
- The steps are settling away from the house

Comments:

The steps have an uneven rise or spacing. Cracks in bricks or mortar are in need of repair.

This is a >SAFTEY CONCERN< Do not use front entry until repairs have been made.

You should consult a licensed contractor about the needed repairs.



Sidewalks/Walkways

Type: Brick

Condition: Needs Maintenance

Problems:

-There are uneven spots on the sidewalk.

Comments:

The brick paver walkway has trip hazards. Further evaluation should be considered.

General Grading/Drainage

Condition: Satisfactory

Problems:

-Water runs off the roof and pools near the foundation.

Comments:

Possibly left side of front porch, 2nd story roof runoff may cause water entry in under porch cellar.

Trees & Shrubs

Condition: Needs Maintenance

Comments:

Keep shrubs trimmed away from the siding- building.

Grading At House Wall

Condition: Satisfactory

Deck/Porch

Condition: Needs Maintenance

Type: Wood

Construction: Free-Standing

Deck: On Grade

Railing: No

Comments:

Uneven steps or risers between the two deck surfaces, present a trip hazard. Decking surface planks are in need of re-finishing this will aid in prolonging the deck surface life..

Fences

Condition: Satisfactory

Type: Chain link

Comments:

Gate needs attention poor alignment, may need to be braced or replaced for better operation and appearance.

Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1963

Type: Single



Comments:

1668 sqft 2 story / 905 sqft basement

Wall Structure

Condition: Satisfactory

Type: Wood Frame

Wall Covering

Condition: Satisfactory

Type: Brick, Vinyl

Exterior Receptacles

Condition: Satisfactory

Type: GFCI

Gas Meter & Piping

Condition: Satisfactory

Comments:

Location in basement, utilizing a remote reader. Suggest having meter relocated outside.

Exterior Windows

Condition: Maintenance may be required

Comments:

Glazing compound is showing signs of deteriorated, on 2 garage (Right elevation windows). attention is needed priming and painting should do it. OR replacement may be in order. Further evaluation is suggested.

Exterior Doors

Condition: Satisfactory

Type: Wood

Foundation

Condition: Satisfactory

Type: Concrete

Problems:

- There are signs of water penetration or condensation problems.
- There is efflorescence present indicating water damage.

Comments:

Past, water penetration in the basement under the chimney area was observed, Note: DRY today. This appears to be from the deteriorated exterior chimney brick and mortar problem. SEE Chimney section! **Attention is needed ASAP** to prevent further deterioration.



Trim

Condition: Satisfactory

Type: Metal

Downspouts

Condition: Satisfactory

Eaves & Soffits

Condition: Satisfactory

Chimney(s)

Condition: Professional Consultation by a Licensed contractor

Type: Brick

Location: Left Elevation

Problems:

- The chimney is missing bricks or flashing.

Comments:

Severe spalling of bricks is viewable! This chimney needs to be re built. (tuck pointing is not an option. You should consult a licensed contractor about the needed repairs. **Falling debris is a safety factor here.** Area should be roped off ASAP and A/C condenser be protected from falling debris.



Roofing Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Gable, Flat

Comments:

75% Gable with 25% shed roof appears to have been replaced within the last 5 to 10 years. No documentation is available for this inspection. Roof shingles have no visible signs of deterioration.

Roof Covering

Type: Rubber, Fiberglass

Layers: 1 Layer

Approximate Age: years

Condition: Satisfactory

Comments:

Architectural shingles. Remaining life approximately 15 years / Rubber roof on shed areas.

Roof Leaks

Leaks: None Observed

Viewed: Roof Surface

Gutters & Downspouts

Type: Aluminum

Condition: Needs Maintenance

Extensions: No Extensions

Comments:

Gutter extensions recommended on left elevation of house, with appropriate splash blocks.



Vents / Protrusions

Condition: Satisfactory

Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test 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, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Fuel Service

Condition: Satisfactory

Type: Gas Meter

Meter Location: Basement rt front corner

Shutoff Valve Location: same

Water Entrance

Service: Public

Type: Copper

Main Shutoff Valve Location: Basement Cellar

Size: 3/4

Comments:

Main city shut off located in, drive apron.



Waste

Condition: Satisfactory

Type: Public

Pipes: Brass, Cast Iron

Fixtures

Condition: Satisfactory

Water Heater

Condition: Satisfactory

Fuel Type: Gas

Location: Basement

Capacity: 40

Extension: Present (but unapproved) **Replace with copper**

Relief Valve: Present

Seismic Restraint: Not Applicable

Gas Shutoff: Present

Venting (Air Supply): Not Present



Comments:

Serial # TA4407834 / MI403S6EN12

Pipes

Condition: Satisfactory

Material: Copper

Flow Rate: Satisfactory

Drains

Condition: Satisfactory

Type: Cast Iron

Vent Pipes

Condition: Satisfactory

Type: Brass

Electrical Systems & Components

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Condition: Satisfactory
Type: Overhead
Conductor: Copper
Location: Rt elevation
Wiring: Romex (Encased in Plastic)
Volts: 240 - 120v
Capacity: 100

Main Panel

Condition: Satisfactory
Volts: 240-120v
Capacity: 100A
Type of Overload Protection: Circuit Breakers
Bonding: Bonded
Grounding: Grounded
Location: Basement



Comments:

Circuits are not "all" labeled in service panel. including sub panel
Suggested is an upgrade to panel to 125 amp or higher service, This panel has no room for expansion! You should consult a licensed contractor about the needed repairs.

Sub Panel

Condition: Satisfactory
Volts: 240-120v
Capacity: 60A
Location: left of main panel



Circuits & Conductors

Condition: Satisfactory
Type of Wiring: Romex

Outlets	Number	GFCI
Exterior	3	Yes
Garage	1	Yes
Kitchen	4	Yes
Bathroom	3	Yes

Outlets, Fixtures, & Switches

Number Tested: All Visible
Method of Testing: tester
Condition: Professional Consultation by a Licensed contractor
Outlet Testing:
Reverse Polarity: Yes
Non-GFCI:
Ungrounded: Yes
Voltage Drop:



Comments:

Living room west wall (3) and (1) plug on North wall are ungrounded
(1) at bottom of stair well has reversed polarity.
Exterior electrical circuit at right rear if family room , the one up high is a non functioning circuit (no power),
Possibly just remove this outlet! You should consult a licensed contractor about the needed repairs.

Smoke Detectors

Condition: Satisfactory
Smoke Detectors: Tested

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

Access Type: Stairs

Attic Access Location: Bed 2 front Right

Problems:

- There are wiring hazards in the attic.
- There are exposed or vulnerable electrical conductors in the attic.

Comments:

There are broken or missing electrical junction box covers in the attic area.

Attic Ventilation

Condition: Satisfactory

Type: Ridge Vents, Gable Louvers, Soffit Vents

Fan Type: Attic Fan

Problems:

- There is inadequate ventilation in the attic.
- The fan does not operate properly.

Comments:

Thermostatic fan not operational with normal controls. (should not be needed with ridge vents and soffit and gable end vents.)

Roof Frame

Condition: Satisfactory

Type: Rafter Framing

Vent Pipes & Flashing

Condition: Satisfactory

Leaks Observed: No Leaks

Ceiling Frame

Condition: Satisfactory

Type of Framing: Joist Framing

Moisture & Mildew

Condition: Satisfactory

Type: None

Attic Insulation

Condition: Satisfactory

Type: Batts, Rolled

Location: In Floor

Average Depth (Inches): 9"

Attic Sheathing

Observed: Observed

Condition: Satisfactory

Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

General Information

Number of Bathrooms: 2

Number of Bedrooms: 3

Comments:

1.5 Bathrooms

Floors

Condition: Maintenance may be required

Type of floor: Hardwood, Carpet

Problems:

-The floor is bouncy or inadequately supported.

Comments:

Living room floor (center) bouncy, suggested doubling up the joists. Further evaluation may be required.

Walls

Condition: Satisfactory

Type: Drywall

Ceilings

Condition: Satisfactory

Type: Drywall

Entry Doors

Condition: Satisfactory

Material: Wood

Insulation: Not Insulated

Comments:

Nice older wood panel doors, all operate well.

Interior Doors (door # 1)

Location: All

Condition: Satisfactory

Stairs / Railings

Condition: Maintenance may be required

Comments:

Hand rails right side (both stair ways) requires hand rail to return to wall at top and bottom. What you have is a non conforming functional hand rail. / Suggest replacement for your safety.

Windows

Condition: Satisfactory

Type: Double Hung

Material: Wood, Vinyl

Glass: Insulated Glass

Storm Windows: Yes

Comments:

Up stairs windows drafty and-or insulate poorly, Newer style but possibly poorly sealed to window opening. A thermal image is suggested to determine wall and window insulating values.

Moisture and Mildew

Condition: Needs Maintenance

Degree of Damage: Mold and Mildew

Comments:

Water entry points. See Chimney comments/ basement comments as well as Garage floor comments for seepage. All are contributors to high humidity levels that promote mold-mildew growth.

Fireplace

Condition: Maintenance may be required

Type: Masonry

Operational: Yes

Comments:

Exterior Mortar joints are deteriorated./ Exterior chimney is in need of repair / this fire place should not be used until after it ha been completely inspected and or rebuilt. CAUTION THIS has the POTENTIAL to be a FIRE HAZZARD

Bathroom 1

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Bathroom Location

Location: M bath

Comments:

Satisfactory

Toilets

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Fan Vents To: Outside

Bathtub

Condition: Satisfactory

Type: Built-In

Problems:

-The bathtub is damaged.

Comments:

Tub finish is damaged,

Shower Walls

Condition: Maintenance may be required

Type: Ceramic Tile

Problems:

-The shower gooseneck is loose.

Comments:

Rehabilitation of caulking is needed. Mildew present. Clean up is suggested and re grout of surface joints and

sealant is suggested.

Floor

Condition: Satisfactory
Type: Ceramic Tile

Receptacles

Condition: Satisfactory
Type: GFCI

Moisture & Mildew

Condition: Satisfactory
Type: None

Sinks

Condition: Satisfactory

Problems:

*The drains were not inspected for missing drain traps.

<h2>Bathroom 2</h2>

Bathroom Location

Location: Kitchen 1/2 bath

Comments:

nice.

Toilets

Condition: Satisfactory

Comments:

The ballcock appears to be damaged or defective. suggest replacement as fill tube is damaged. Fills ok for now, You should consult a licensed contractor about the needed repairs.

Ventilation

Condition: Satisfactory
Fan Vents To: Outside

Floor

Condition: Satisfactory
Type: Hardwood

Receptacles

Condition: Satisfactory

Type: GFCI

Moisture & Mildew

Condition: Satisfactory

Type: None

Sinks

Condition: Satisfactory

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Counters

Condition: Maintenance may be required

Counter Tops: Laminate

Problems:

-The counter tops are scratched or damaged.

Comments:

The countertops show some damage. Chips at and near dish washer. Tops are in relatively good shape showing some imperfections, and what one could expect for their age.



Dishwasher

Condition: Satisfactory

Operational: Operating

Make: Samsung

Model: DMT400RHW

Comments:

Brand new (super quiet.)



Disposal

Condition: Satisfactory

Operational: Operating

Make: Rudd

Model: older

Comments:

Older, but works fine.

Flooring

Condition: Satisfactory

Type: Laminate

Microwave

Condition: Satisfactory
Operational: Operating
Make: GE
Model: VF901576B

Comments:

Older works just fine.

Moisture and Mildew

Condition: Satisfactory
Degree of Damage: None

Range/Oven

Condition: Satisfactory
Fuel Type: Electric
Operational: Operating
Make: Whirlpool
Model: XFE364LVQ

Comments:

Brand new! / serial RY3327240

**Receptacles**

Condition: Satisfactory
Type: GFCI

Refrigerator

Condition: Satisfactory
Operational: Operating
Make: GE
Model: GDSC3kcyc

Problems:**Comments:**

Brand new 59.7 / 3.7 degrees

**Sink**

Condition: Satisfactory

Ventilation

Condition: Satisfactory
Fan Vents To: Exterior

Comments:

Microwave has exterior venting fan.

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Description

Type: Full, None
Access Location: Stairs

Comments:
De humidifying nicely

Foundation

Condition: Satisfactory
Type: Concrete, Block

Stairs

Condition: Satisfactory

Floor

Condition: Satisfactory
Floor Type: Concrete

Walls

Condition: Satisfactory
Wall Type: Open

Comments:
Water seepage signs under the Chimney/fireplace. See notes there.
also the notes under the gutter section.



Floor Drain

Condition: Satisfactory
Visibility: Visible

Ceiling

Condition: Satisfactory
Ceiling Type: Open

Floor Joists

Condition: Satisfactory
Type: Conventional
Visibility: Visible

Comments:

Further evaluation on floor joist for living room.

Dampness

Condition: Satisfactory
Degree of Damage: None

Problems:

-The paint is peeling or cracking.

Comments:

See comments for garage floor and Fireplace chimney.

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced Air

Fuel: Natural Gas

Age: 1963 years

Capacity: 120,000 BTU's

Heat System Location: Basement

Thermostat Location: Dining



Comments:

Old / and inefficient,

suggest an upgrade,

at least a good duct cleaning as well as the burner cleaning.

Replace filter annually.

This furnace is what one would expect for its age, old and still running! PERIOD!

Fuel Source

Condition: Satisfactory

Fuel Type: Natural Gas

Fuel Supply: Public Gas

Status: Turned On

Heat Exchanger

Condition: Satisfactory

Status: Tested

Visibility: Visible

Heat Distribution

Condition: Needs Maintenance

Type: Ductwork

Pipes: Galvanized

Located in: Each Room

Problems:

- There are duct joints leaking.
- The registers/return vents are damaged or in poor condition.
- There are registers/return vents missing.
- There are louvers that do not open and close properly.

Comments:

Recommend ducts be cleaned. Note: heat ducts under Kitchen, up bath and fire place room, have no operable registers controls. Recommend having them installed, and inspecting to assure that ductwork extends out to the face of cabinets where registers attach, this will allow for control of heat and A/C distribution.

Unit Venting

Condition: Satisfactory

Problems:

- The heating system draws in air from inside the house.

Comments:

Outside air make up, is definitely the best for all in heated spaces especially in the northern climates. " Reduces the furnace need to draw air from any (suction point) around openings, chimney flues, ect. "Openings meaning windows and doors." Provides cleaner/fresher/dryer air to the inside each time the furnace cycles. " The use of makeup air are suggested by most newer furnace manufactures (but not required by most). " Reduces temperature drops over and around window and doors, same reason heat runs were moved to outside walls to inside walls years ago. " Yes making the living quarters more comfortable. This is a recommendation for better air quality as well as operation. Further evaluation advised.

Combustion Air

Condition: Maintenance may be required

Comments:

Combustion make up air is suggested. See comments under unit venting.

Humidifier

Condition: Maintenance may be required

Comments:

Further evaluation not turned on or connected today. (not inspected) Remember to inspect in the fall to assure proper operation.

Air Filters

Condition: Satisfactory

Filter Type: Disposable

Gas Furnace

Condition: Professional Consultation by a Licensed contractor

Problems:

- There is rust or corrosion on the furnace.

Cooling System

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning Unit

Condition: Satisfactory

Status: Tested

Age: 1995

Capacity: 4.5 ton

Location: Left elev

Last Service Date: unknown



Air Conditioning Type

Condition: Satisfactory

Type: Central Air

Fuel: Turned On

Comments:

Comfort maker Ser # L95 1567389 60 / 74.3 temp drop over A coil / = 14.3 degrees.



Electrical Disconnect

Condition: Satisfactory

Location: rt of unit

Air Distribution

Condition: Professional Consultation by a Licensed contractor

Type: Ductwork

Located in: Each Room

Comments:

Duct supply/ see comment under heat distribution.

Garage / Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Garage Description

Condition: Satisfactory
Type: Attached Garage

Comments:
2 car attached

Door Opener

Condition: Satisfactory

Flooring

Condition: Maintenance may be required
Floor Type: Concrete

Problems:
-There are large cracks in the floor.

Comments:
The Garage floor curb appears to be a second pour (not a single pour with the floor) This may result in water seepage to the basement wall adjacent to this area. This will result in loss of paint on this wall, and contribute to moisture in the basement during the winter months as the ice and snow melts off of the autos in the garage space.



Recommend when replacing garage floor, have a drain installed in the floor. or just seal the curb to the existing concrete floor. You should consult a licensed contractor about the needed repairs.

Receptacles

Condition: Maintenance may be required
Type: Non-GFCI

Problems:
-There are Non-GFCI receptacles in the garage.

Comments:
Suggest upgrade to GCFI (ground fault circuit interrupter) a safety precaution, required today on all new homes Garage, Exterior, Bathrooms and Kitchens.

You should consult a licensed contractor about the needed repairs.

Vehicle Doors

Condition: Satisfactory

Status: Tested

Ventilation System

Condition: Not part of this inspection, nor inspected

Status: Not Observed

Comments:

Soffit vents are recommended, I see a ridge vent but no soffit vents to supply air to this area.

Additional Pictures



1 Excessive spalling



2 Un even riser step height



3 Partially unlabeled electrical panel roster



4 Laminate chips



5 View Disposer



6 view bath shut offs



7 view laundry shut offs



8 Garage door no positive seal



9 open ground



10 sample of drive surface



11 view of moisture penetration under chimney

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Thank You!

Thank you for choosing Aim-Home Inspection service. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future!