



# Inspection Report

**Mr. John Doe**

**Property Address:**  
Sample Ave.  
Marquette MI 49855



**Hiawatha Home Inspections**

**Michael Sauer**  
2373 West Fair Avenue  
Marquette, MI 49855  
(906) 235-9402



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<b>Date:</b> 12/27/2012	<b>Time:</b>	<b>Report ID:</b> Sample
<b>Property:</b> Sample Ave. Marquette MI 49855	<b>Customer:</b> Mr. John Doe	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer, Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 50 Years

**Temperature:**

Below 32 (F) = 0 (C)

**Weather:**

Snow

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				<b>Roof Covering:</b> 3-Tab fiberglass
1.1	Flashings	•				<b>Viewed roof covering</b> <b>from:</b> Binoculars
1.2	Skylights, Chimneys and Roof Penetrations	•			•	<b>Sky Light(s):</b> None
1.3	Roof Drainage Systems				•	<b>Chimney (exterior):</b> Brick

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## Comments:

1.1 e

1.2 (1) The chimney cap is in need of repair. Further deterioration could allow water to seep into chimney and shorten it's life.



1.2 Picture 1

(2) A repair was made to the chimney flashing. While flashing was visible from the bottom, I could not determine if proper step flashing and counter flashing were present. Minor signs of previous moisture intrusion were visible on the chimney brick in the attic. I recommend monitoring the chimney in the attic for moisture in the future.



1.2 Picture 2

**1.3** The downspouts are missing at the covered porch. Erosion can continue or become worse if not corrected possibly leading to water intrusion. I recommend repair.



1.3 Picture 1

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

## 2. Exterior



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

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				<b>Siding Style:</b> Lap
2.1	Doors (Exterior)	•				<b>Siding Material:</b> Wood
2.2	Windows				•	<b>Exterior Entry Doors:</b> Wood Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	<b>Appurtenance:</b> Deck with steps Covered porch
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	<b>Driveway:</b> Concrete
2.5	Eaves, Soffits and Fascias				•	

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IN NI NP RR

### Comments:

**2.2** Broken exterior window frame and missing glazing in north window of dining room. This is a safety issue that should be addressed. I recommend a professional repair or replace the frame.



2.2 Picture 1

**2.3** The guarding for the rear porch is spaced too far apart for safety and the guarding and handrail material is inadequate. This should be repaired by a qualified contractor.



2.3 Picture 1

**2.4** Recommend trimming this tree branch to prevent damage to the roof and siding.



2.4 Picture 1



**2.5** The paint on several soffits and fascia is failing. I recommend prepping and painting these areas.



2.5 Picture 1

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

### 3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0	Ceilings	•				<b>Ceiling Materials:</b> Plaster
3.1	Walls				•	<b>Wall Material:</b> Plaster
3.2	Floors	•				<b>Floor Covering(s):</b> Wood
3.3	Steps, Stairways, Balconies and Railings	•				<b>Interior Doors:</b> Wood
3.4	Counters and Cabinets (representative number)	•				<b>Window Types:</b> Single pane Storm windows
3.5	Doors (representative number)	•				<b>Window Manufacturer:</b> UNKNOWN
3.6	Windows (representative number)				•	<b>Cabinetry:</b> Wood <b>Countertop:</b> Composite

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#### Comments:

**3.1 (1)** The plaster on the wall shows wet stains indicating moisture intrusion did or still may occur at the Dining Room. The moisture meter was used and it did not indicate an active leak. A qualified contractor should repair or replace as needed.



3.1 Picture 1

(2) The plaster on several of the upstairs closet walls shows wet stains indicating moisture or intrusion did or still may occur. The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed A qualified contractor should inspect and repair as needed.



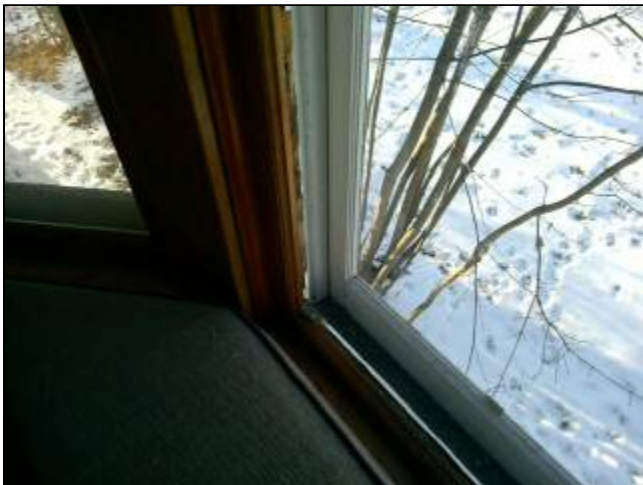
3.1 Picture 2



3.1 Picture 3

**3.3** outside porch railing is unsafe and should be replaced

**3.6** (1) One window pane is completely broken with sharp glass remaining in the frame at a stairway landing window. An occupant could cut themselves on the glass. In addition, this can cause heat loss in winter. A qualified person should repair or replace.



3.6 Picture 1

(2) Window pane has become dislodged from framing and glazing is missing. I recommend repairing for safety and energy efficiency.



3.6 Picture 2

(3) Cracked window pane on one of the east windows in the living room.



3.6 Picture 3

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

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	<b>Foundation:</b> Rock <b>Floor Structure:</b> Wood joists <b>Wall Structure:</b> Wood <b>Columns or Piers:</b> Wood piers <b>Ceiling Structure:</b> Not visible <b>Roof-Type:</b> Gable
4.1	Walls (Structural)	•				
4.2	Columns or Piers	•				
4.3	Floors (Structural)	•				
4.4	Ceilings (Structural)	•				
4.5	Roof Structure and Attic	•				<b>Method used to observe attic:</b> Walked <b>Attic info:</b> Pull Down stairs

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### Comments:

**4.0 (1)** Visible signs of water intrusion in the basement are present from water stains on basement floor. I am unable to determine the extent of intrusion or how often it occurs. It is recommend to monitor and repair as needed.

(2) Multiple crack(s) and spalling in the foundation wall at the (East side of home). The previous repair to wall does not appear adequate. A qualified licensed contractor should inspect further and repair as needed.



4.0 Picture 1

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

## 5. Plumbing System

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

		IN	NI	NP	RR	Styles & Materials
5.0	Plumbing Drain, Waste and Vent Systems				•	<b>Water Source:</b> Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Water Filters:</b> None
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water Supply</b> <b>(into home):</b> Copper
5.3	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Water</b> <b>Distribution (inside home):</b> Galvanized Copper
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•		<b>Washer Drain Size:</b> 2" Diameter
5.5	Main Fuel Shut-off (Describe Location)	•				<b>Plumbing Waste:</b> Cast iron
5.6	Sump Pump			•		<b>Water Heater Power</b> <b>Source:</b> Gas (quick recovery) <b>Water Heater Capacity:</b> 40 Gallon (1-2 people) <b>Manufacturer:</b> RUUD <b>Water Heater Location:</b> Basement

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**Comments:**

**5.0** (1) The bathroom sink trap shows signs of previous leaking (shirt stuffed inside sink basin). I performed 3 fill tests and observed no leaking



5.0 Picture 1

(2) The bathroom tub is very slow to drain. I recommend cleaning the trap.



5.0 Picture 2

(3) While a clothes dryer was not present, the dryer venting was choked full of lint. Before installation of a new dryer, the venting should be cleaned to prevent a possible fire or damage to the equipment.



5.0 Picture 3

**5.3** Main water valve is located at south east corner of basement and is bonded correctly for grounding.

**5.5** Man gas valve is located at the west side of basement near laundry basin where the line enters the house.

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



## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				<b>Electrical Service</b>
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•	<b>Conductors:</b> Overhead service Extra Info : 200 amp meter
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•	<b>Panel capacity:</b> 200 AMP
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	<b>Panel Type:</b> Fuses Circuit breakers Extra Info : distribution panel. is 100 amp square d
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	<b>Electric Panel</b>
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				<b>Manufacturer:</b> SQUARE D
6.6	Location of Main and Distribution Panels				•	<b>Branch wire 15 and 20</b>
6.7	Smoke Detectors				•	<b>AMP:</b> Copper
6.8	Carbon Monoxide Detectors			•		<b>Wiring Methods:</b> Romex Knob and Tube

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IN NI NP RR

### Comments:

**6.1** The distribution panel located in the basement stairs is missing its dead front and is situated directly next to stairs railing where some one would reach when going down the stairs. This hazardous condition should be corrected immediately by a qualified electrical contractor.



6.1 Picture 1

**6.2** The residence is wired with suspect knob-and-tube wiring, which was commonly installed prior to 1950. It is ungrounded and over time the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. The hazard is increased by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. The wiring should be evaluated by an electrician and certified as being safe or replaced.



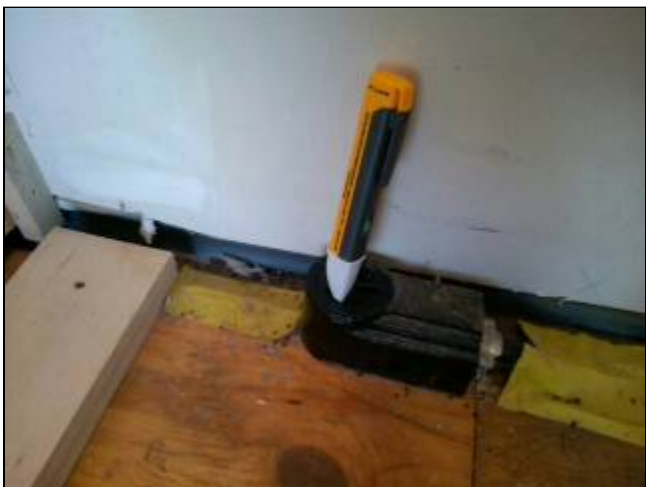
6.2 Picture 1

**6.3** (1) The light fixture is damaged at the Kitchen. This is a safety issue that should be corrected and I recommend repair.



6.3 Picture 1

(2) The "three-prong" outlet is not working in the kitchen. Further inspection is needed by a qualified licensed electrical contractor. I recommend repair as needed.



6.3 Picture 2

(3) The wall switch is missing "cover-plate" at the Dining Room. This is a safety issue that needs to be corrected. I recommend repair.



6.3 Picture 3

(4) Receptacles located in the living room and all outlets located on the second story are not grounded properly. I recommend having a licensed electrician repair or replace.



6.3 Picture 4

(5) Energized uncapped Romex wiring was found in attic coiled around the plumbing vent stack. This is a safety hazard and the unused wiring should be removed or capped to prevent electric shock. This should be done by by a qualified electrician.



6.3 Picture 5

**6.4** Most if not all of the outside receptacles on the north side of the house (in and around the porch) are not working.

**6.6** The upstairs distribution panel is not in an approved enclosure. In addition, the panel is not grounded. A qualified electrician should replace and repair.



6.6 Picture 1

**6.7** The upstairs fire alarm needs a battery installed and should be tested

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

## 7. Heating / Central Air Conditioning

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

		IN	NI	NP	RR	Styles & Materials
7.0	Heating Equipment	•				<b>Heat Type:</b> Circulating boiler
7.1	Normal Operating Controls	•				<b>Energy Source:</b> Gas
7.2	Automatic Safety Controls	•				<b>Number of Heat Systems</b>
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>(excluding wood):</b> One
7.4	Presence of Installed Heat Source in Each Room	•				<b>Heat System Brand:</b> BURNHAM
7.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•	
7.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		
7.7	Gas/LP Firelogs and Fireplaces			•		
7.8	Cooling and Air Handler Equipment			•		
7.9	Normal Operating Controls	•				
7.10	Presence of Installed Cooling Source in Each Room			•		

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IN NI NP RR

### Comments:

**7.5** There is an uncovered hole in the chimney flue in the basement. A down draft could cause carbon monoxide to be pushed into the basement. I recommend repairing the hole with a cover.



7.5 Picture 1

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic	•				<b>Attic Insulation:</b> Fiberglass
8.1	Insulation Under Floor System			•		<b>Ventilation:</b> Gable vents Ridge vents
8.2	Vapor Retarders (in Crawlspace or basement)			•		<b>Exhaust Fans:</b> None
8.3	Ventilation of Attic and Foundation Areas	•				<b>Dryer Power Source:</b> 220 Electric
8.4	Venting Systems (Kitchens, Baths and Laundry)	•				<b>Dryer Vent:</b> Metal
8.5	Ventilation Fans and Thermostatic Controls in Attic			•		<b>Floor System Insulation:</b> NONE

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### Comments:

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0	Dishwasher				•	<b>Dishwasher Brand:</b> KITCHEN AIDE
9.1	Ranges/Ovens/Cooktops			•		<b>Disposer Brand:</b> IN SINK ERATOR
9.2	Range Hood (s)			•		<b>Built in Microwave:</b> MAYTAG
9.3	Trash Compactor			•		
9.4	Food Waste Disposer	•				
9.5	Microwave Cooking Equipment	•				

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### Comments:

**9.0** The dishwasher starts, but would shortly turn off with pumping water into the enclosure. A qualified repairman should evaluate and repair this unit.

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

## General Summary



**2373 West Fair Avenue  
Marquette, MI 49855  
(906) 235-9402**

**Customer**  
Mr. John Doe

**Address**  
Sample Ave.  
Marquette MI 49855

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

### 1. Roofing

#### 1.2 Skylights, Chimneys and Roof Penetrations

##### **Inspected, Repair or Replace**

(2) A repair was made to the chimney flashing. While flashing was visible from the bottom, I could not determine if proper step flashing and counter flashing were present. Minor signs of previous moisture intrusion were visible on the chimney brick in the attic. I recommend monitoring the chimney in the attic for moisture in the future.

## 1. Roofing



1.2 Picture 2

### 1.3 Roof Drainage Systems Repair or Replace

The downspouts are missing at the covered porch. Erosion can continue or become worse if not corrected possibly leading to water intrusion. I recommend repair.



1.3 Picture 1

## 2. Exterior



### 2.2 Windows

#### Repair or Replace

Broken exterior window frame and missing glazing in north window of dining room. This is a safety issue that should be addressed. I recommend a professional repair or replace the frame.

## 2. Exterior



2.2 Picture 1

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Repair or Replace

The guarding for the rear porch is spaced too far apart for safety and the guarding and handrail material is inadequate. This should be repaired by a qualified contractor.



2.3 Picture 1

## 3. Interiors

### 3.1 Walls

#### Repair or Replace

(1) The plaster on the wall shows wet stains indicating moisture intrusion did or still may occur at the Dining Room. The moisture meter was used and it did not indicate an active leak. A qualified contractor should repair or replace as needed.

### 3. Interiors



3.1 Picture 1

(2) The plaster on several of the upstairs closet walls shows wet stains indicating moisture or intrusion did or still may occur. The moisture meter was used and it did not indicate an active leak. A qualified contractor should inspect and repair as needed. A qualified contractor should inspect and repair as needed.



3.1 Picture 2



3.1 Picture 3

#### 3.6 Windows (representative number)

##### Repair or Replace

(1) One window pane is completely broken with sharp glass remaining in the frame at a stairway landing window. An occupant could cut themselves on the glass. In addition, this can cause heat loss in winter. A qualified person should repair or replace.

### 3. Interiors



3.6 Picture 1

(2) Window pane has become dislodged from framing and glazing is missing. I recommend repairing for safety and energy efficiency.



3.6 Picture 2

### 4. Structural Components

**4.0 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Repair or Replace**

(2) Multiple crack(s) and spalling in the foundation wall at the (East side of home). The previous repair to wall does not appear adequate. A qualified licensed contractor should inspect further and repair as needed.

## 4. Structural Components



4.0 Picture 1

## 5. Plumbing System

### 5.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace

(1) The bathroom sink trap shows signs of previous leaking (shirt stuffed inside sink basin). I performed 3 fill tests and observed no leaking



5.0 Picture 1

(3) While a clothes dryer was not present, the dryer venting was choked full of lint. Before installation of a new dryer, the venting should be cleaned to prevent a possible fire or damage to the equipment.



## 5. Plumbing System



5.0 Picture 3

## 6. Electrical System

### 6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Repair or Replace

The distribution panel located in the basement stairs is missing its dead front and is situated directly next to stairs railing where some one would reach when going down the stairs. This hazardous condition should be corrected immediately by a qualified electrical contractor.



6.1 Picture 1

### 6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

#### Repair or Replace

The residence is wired with suspect knob-and-tube wiring, which was commonly installed prior to 1950. It is ungrounded and over time the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. The hazard is increased by

## 6. Electrical System

covering it with insulation (a common practice), and incorrectly tapping new wiring into it. The wiring should be evaluated by an electrician and certified as being safe or replaced.



6.2 Picture 1

- 6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

### Repair or Replace

(5) Energized uncapped Romex wiring was found in attic coiled around the plumbing vent stack. This is a safety hazard and the unused wiring should be removed or capped to prevent electric shock. This should be done by a qualified electrician.



6.3 Picture 5

- 6.6 Location of Main and Distribution Panels**

### Repair or Replace

The upstairs distribution panel is not in an approved enclosure. In addition, the panel is not grounded. A qualified electrician should replace and repair.

## 6. Electrical System



6.6 Picture 1

## 7. Heating / Central Air Conditioning

### 7.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

#### Repair or Replace

There is an uncovered hole in the chimney flue in the basement. A down draft could cause carbon monoxide to be pushed into the basement. I recommend repairing the hole with a cover.

## 7. Heating / Central Air Conditioning



7.5 Picture 1

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

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