

Property and Site

Limitations

- Restricted
 Debris
 Snow
 Vegetation

Conditions

- Clear
 Cloudy
 Rain
 Damp
 Approx. Temperature 34
 Approx. Hydrant Distance 75 yds.

Building

- Condo
 Rural
 Bungalow
 Bi-Level
 2 Story
 3 Story
 Semi-Detached
 Duplex
 Row House
 Other

Due to observed mold growth within home, it is strongly advised to have home tested for mold via indoor air quality test and surface sampling by laboratory.

Peeling paint observed throughout house that require immediate attention due to lead risks to health.

Floors sag throughout home and at ceiling due to instability to structure of home.

Windows are in poor condition and replacement is advised. Windows at second story are set at ground level which poses as a safety risk. Replace and raise windows to home.

Numerous leaks observed at second story ceiling from roof leaks and requires immediate attention and repairs.

Possible aluminum wires observed from removed light fixtures. Aluminum wires pose as a safety hazard due to known risks with corrosion and overheating. Consult with licensed electrician for further review.

Rodent excrement observed throughout home.

Recommend having all repairs and/or modifications done by a licensed contractor.



Peeling paint throughout home and risks to exposure to lead.



Water damage, mold growth, peeling paint, sagged floors.



Sag at floor and at ceiling.



Water damage at subfloor, at wall, and sag at floor.



Basement stairs no longer level or structurally sound.



Pump at floor, provides evidence that basement floods.



Water damage at second floor hallway and rodent excrement.



Water damage at ceiling from roof leaks.



Windows set too closely to floor posing as safety hazards throughout second story of home.



Water damage at walls and sags at floor with water damage.



Water damage at ceiling and walls.



Water damage at second story bathroom.



Heavy water damage at second story at rear of home. Mold growth observed.



Exposed wires at ceiling, possible aluminum wires.



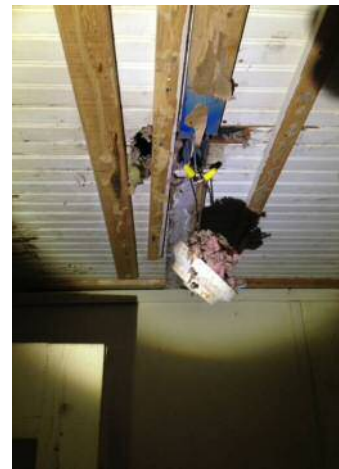
Water damage at ceiling.



Mold growth.



Water damage ceiling tile at rear addition. Possible asbestos tiles.



Loose hanging fixture with improper wiring methods.



Water damage at lower level bathroom.

Landscaping

Damaged: No

- Slopes to House Flower Bed Hedge Tree Ravine
 Earth to Wood Site Erosion No Swale

Due to age of home and location of trees. Recommend having sewer lines scoped by camera to determine integrity and condition of piping.

Landscape is overgrown and requires major overhaul. Remove overgrowth and trees growing in close proximity of home.

Regrade to slope away from structure to reduce foundation deterioration potential water entry and subsequent damages.

Evidence of pest intrusion at landscaping (moles). Contact qualified contractor for treatment removal.



Overgrown landscaping.



Loose field stone at porch and at rear structure.

Porch

Damaged: No

- Unsecured Metal Wood Concrete Brick Crack
 Corrosion Rot Repaint

Exterior

Limitations

- Clearance Seasonal Storm Windows Debris Shrub Snow
 Restricted Parged

Foundation Wall

- Not Exposed Poured Concrete Block Brick Stone
 Exterior Rigid Insulation PWF Piling Crack Mildew
 Stain Frost Heave

No Visible Damage Noted

Wall Surface

- No Ground Clearance Aluminum Composite Brick Stone
 Stucco Vinyl Siding Steel Split Repoint Repaint
 Recaulk Crack Mildew Stain Blister

Damaged: No

Windows

- Inspected with Binoculars Storm Unsecured Repaint Recaulk
 Weather-strip Mildew Rot Poor Trim

Visible Damage Noted

Windows are original to home and in poor condition. Recommend replacing windows to promote safety of home and to improve on efficiency on heat loss.



Peeling paint and rot at windows.

Doors

- Binds Damaged Storm Unsecured Repaint Recaulk
 Weather-strip Mildew Stain Split

Operational: Yes

Lighting

- None Unsecured

Operational: Yes

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Not Applicable

Recommend installing a covered GFCI protected receptacle. Avoid using extension cords from interior to exterior.

Basement Walkout

- | | | | | | |
|---|--|--|--|--|---|
| <input checked="" type="checkbox"/> Covered | <input checked="" type="checkbox"/> Poor Condition | <input checked="" type="checkbox"/> No Railing | <input checked="" type="checkbox"/> No Drain | <input checked="" type="checkbox"/> Leak | <input checked="" type="checkbox"/> Crack |
| <input type="checkbox"/> Mildew | <input checked="" type="checkbox"/> Frost Heave | <input type="checkbox"/> Reparge | | | |

Visible Damage Noted

Basement walkout is in poor condition. Frost heave from hydrostatic pressure observed, no drain, entry doors require replacement due to rot. Contact licensed contractor to remove and replace walkout.



Damaged entry door down to walkout and rot observed at basement doors.



Date: 07-Dec-2015

820 E Auburn Rd., Rochester Hills, Michigan

Garage

Type

- Attached Built-In Detached Single Double Insulated
 Attic Access

Door

- Binds Damaged Automatic Sectional Wood Metal
 Adjust Auto Stop No Safety Stop Stain Corrosion

Operational: Yes

Clean existing surface rust and paint door to reduce further deterioration.

Floor

- Crack Settlement Asphalt Concrete Gravel Stain

Damaged: No

Seal cracks to reduce further separation and deterioration

Wall

- No Fire Barrier Drywall Brick Wood Stain

Damaged: No

Window

- Binds Damaged

Operational: Yes

Ceiling

- No Fire Barrier Drywall Crack Wood Stain

Damaged: No

Lighting

- None Unsecured

Not Applicable

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Not Applicable

Circuit Wire

- Concealed Unsecured Improper

Access Door

- Auto Door Close Metal Clad Wood Composite Gas Proof
 Damaged Stain Corrosion

Not Applicable

To n/a

Detached garage does not have an access door. Recommend installing entry door for secondary access in case of garage door failure.



Date: 07-Dec-2015

820 E Auburn Rd., Rochester Hills, Michigan

Roof Structure

Inspected By:

- Binocular
 Roof Edge
 Walk On
 No Access

Limitations

- Deck
 Gravel
 Height
 Steep Slope
 Rain
 Solar Panel

Main Roof

- Flat
 Gable
 Valley
 Hip
 Shed
 Other
- Estimated Age 15-17 yrs.
 Pitch moderate

Gutter/Downspout**Damaged: No**

- Unsecured
 Aluminum
 Galvanized
 Copper
 Plastic
 Incomplete
- Dent
 Corrosion
 Leak
 Drainage Above Ground
- Drainage Below Ground
 Spill
 Extended Leader
- Redirect Leader
 Clean

Gutters are full of debris. Clean and maintain gutter system to promote drainage toward downspout.

Extend all downspouts on landscape 6 feet away from foundation to reduce wall deterioration, potential water entry and subsequent damages.

Fascia/Soffit**Damaged: No**

- Not Vented
 Aluminum
 Wood
 Vinyl
 Other
 Loose
- Mildew
 Stain
 Corrosion

Recommend installing soffit vents to promote attic ventilation to reduce risk for moisture related issues, overheating the attic, and ice dams.

Covering**Visible Damage Noted**

- Asphalt Shingle
 Concrete
 Wood Shingle
 Wood Shake
 Fiberglass Shingle
- Tar
 Metal
 Other
 Nail Pop
 Loose
 Broken
- Crack
 Patched
 Mildew
 Stain
 Worn
 Curl
- Fungus
 Improper Installation

of Layers 1

Sag observed at rear roof (requires additional structural support). Numerous shingles are pulling away from roof. Due to age and wear, recommend contacting licensed roofer for roof replacement.



Observed sag at rear roof structure.

Life Expectancy

- Middle Typical Exceeded

Accessory

- Unsecured Air Vent Vent Stack Turbine
 Skylight Antenna Dish

Visible Damage Noted

- Electrical Mast Solar Panel

Replace damaged vent stack at south east corner of home. Contact licensed plumber to have extended minimally 6 inches away from roof.



Damaged vent stack.

Flashing

- Not Checked Chimney Dormer Drip Edge
 Roof to Wall Stack Valley Roll Roofing
 Rubber Gap Deterioration Corrosion
 Improper Replace When Re-roofing

Damaged: No

- Flat Roof Skylight
 Aluminum Copper
 Tarred Reseal

Monitor flashings for performance. Seal seams periodically.



Date: 07-Dec-2015

820 E Auburn Rd., Rochester Hills, Michigan

Chimney/Vent

- | | | | | | |
|----------------------------------|---|---|---|--|---|
| <input type="checkbox"/> Leaning | <input checked="" type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Furnace | <input type="checkbox"/> Gas Insert | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Brick |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Wood | <input type="checkbox"/> Stucco | <input type="checkbox"/> Crack | <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Abandoned | <input type="checkbox"/> No Wind Cap | <input type="checkbox"/> Metal Liner Required | | |

Damaged: No

Chimney Cap

- | | | | | | |
|--|--|---|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | | | |

Damaged: No

Visible Flue Liner

- | | | | | | |
|--|------------------------------------|--|--------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Clay | <input type="checkbox"/> Metal | <input type="checkbox"/> Metal Insert | <input type="checkbox"/> Rain Cap |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | <input type="checkbox"/> Crack | <input type="checkbox"/> Improper | |
| <input type="checkbox"/> Advise Cleaning | | | | | |

Damaged: No

Recommend installing rain caps to reduce risks for pest and moisture infiltration. Install metal chimney liner to promote safe exhaust for gas exhaust chimneys.

Secondary Roof

- | | | | | |
|-------------------------------|---|------------------------------|-------------------------------|--------------------------------|
| <input type="checkbox"/> Flat | <input checked="" type="checkbox"/> Gable | <input type="checkbox"/> Hip | <input type="checkbox"/> Shed | <input type="checkbox"/> Other |
| Estimated Age 30 yrs. | | Pitch moderate | | |

Secondary Roof Covering

- | | | | | |
|--|--|-----------------------------------|---------------------------------------|--|
| <input checked="" type="checkbox"/> Fiberglass Shingle | <input type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake |
| <input type="checkbox"/> Tar | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Nail Pop | <input type="checkbox"/> Loose |
| <input checked="" type="checkbox"/> Crack | <input type="checkbox"/> Patched | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input checked="" type="checkbox"/> Worn |
| <input type="checkbox"/> Fungus | <input type="checkbox"/> Improper Installation | | | |

Significant Visible Damage Noted

of Layers 1

Garage roof is in poor condition and requires immediate replacement.

Basement/Structure

Limitations

- Finished Clutter Dry Weather Dry Ground

Floor

- Crack Concrete Carpet Ceramic Vinyl Wood

Damaged: No

Portions of basement concrete floor is missing with exposure to earth floor. Recommend contacting qualified basement contractor to replace floor.

Animal excrement observed at multiple locations through basement. Recommend contacting exterminator for further assessment for removal and to deter from further entry. Multiple possible entry points observed through band joists and at walkout basement door.



Earth floor and rodent excrement.

Wall

- Crack Concealed Mildew Concrete Stone PWF

Visible Damage Noted

Water penetration observed at multiple locations throughout basement. Foundation cracks observed which require immediate repairs and pose as a structural concerns to home. Strongly advise having basement further evaluated/assessed by structural engineer for immediate repairs.



Water penetration and cracks at stone foundation wall.

Ceiling	Visible Damage Noted
<input type="checkbox"/> Stain <input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Drywall <input type="checkbox"/> Stipple	<input type="checkbox"/> Wood <input type="checkbox"/> Tile
See below at floor joist notes.	

Window	Damaged: No
<input type="checkbox"/> Binds <input type="checkbox"/> Not Tested <input type="checkbox"/> Single <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Bay <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input type="checkbox"/> Damaged <input type="checkbox"/> Mildew <input type="checkbox"/> Stain <input type="checkbox"/> Repaint	

Door	Not Applicable
<input type="checkbox"/> Binds <input type="checkbox"/> Damaged <input type="checkbox"/> Pocket <input checked="" type="checkbox"/> Hinged <input type="checkbox"/> Wood <input type="checkbox"/> Composite	
Door is missing, replace.	

Lighting	Damaged: No
<input type="checkbox"/> Minimal <input type="checkbox"/> Unsecured	

Receptacle	Damaged: No
<input type="checkbox"/> Damaged <input type="checkbox"/> Install GFCI <input type="checkbox"/> Reverse Polarity <input type="checkbox"/> No Ground <input type="checkbox"/> Open Ground	
It is always advised to have a GFCI protected receptacle for basements.	

Circuit Wire	
<input type="checkbox"/> Concealed <input type="checkbox"/> Unsecured <input type="checkbox"/> Improper	

Heat Source	
<input type="checkbox"/> None <input type="checkbox"/> Thermostat <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Air Register <input type="checkbox"/> Convector <input type="checkbox"/> Radiant	

Basement Stairway	Visible Damage Noted
<input type="checkbox"/> Unsecured <input type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Worn <input type="checkbox"/> Trip Hazard	
<i>Stairs are no longer level or structurally sound. Stairs require immediate replacement as poses as a safety hazard in current condition.</i>	

Railing

- Unsecured
 Metal
 Wood
 Incomplete
 None

Damaged: No

Floor Joist

- Concealed
 Unsecured
 Split
 Stain
 Other

Visible Damage Noted

Numerous joists are compromised. Sag, deflection, and torqued joists observed. Rot and water damage observed at subfloor and at joists. Replace all effected sections of joists to re-support home. Current condition does not provide appropriate support as seen above at living areas through sags at floors.

Bridging

- Concealed
 Continuous
 X-Metal
 X-Wood
 Solid Wood

Visible Damage Noted

Bridging is damaged and missing at most locations. Installation is required when replacing damaged floor joists.

Sill Plate

- Concealed
 Moisture Gasket
 Mildew
 Stain
 No Anchors

Damaged: No

Beam

- Unsecured
 Concealed
 Laminate
 Metal
 Wood
 Sag

Visible Damage Noted

Main support beam is no longer structurally sound. Beam has lean, twist (from torque), and sag. Replace old timber beam to re-support home ASAP by structural contractor.

Post

- On Slab
 Concealed
 Adjustable
 Brick
 Metal
 Wood

Visible Damage Noted

Numerous posts are no longer level and have moved. Posts do not have appropriate footings and sit on earth floor or broken cement. Contact structural contractor for immediate replacements.



Improper support posts and torque at support beam.



Improper support post at crawlspace.



Improper support posts at crawlspace.

Bearing Wall

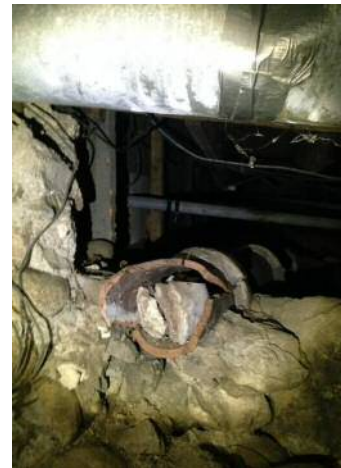
Visible Damage Noted

Concealed

Load bearing wall is no longer structurally sound as evident due to northern lean. Portions of wall have been removed or damaged from movement. Contact structural engineer for immediate repairs!



Damaged bearing wall, structurally unsound, and lean at load bearing wall.



Compromised load bearing wall.

Crawl Space

Visible Damage Noted

- | | | | | | |
|---|--|--|---|------------------------------------|--------------------------------|
| <input type="checkbox"/> No Access | <input type="checkbox"/> Vapor Barrier | <input type="checkbox"/> Insulated | <input type="checkbox"/> Entered | <input type="checkbox"/> Looked In | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input checked="" type="checkbox"/> Damp | <input checked="" type="checkbox"/> Earth Floor | <input type="checkbox"/> Concrete | |
| <input checked="" type="checkbox"/> Moisture Barrier Required | | | | | |

Crawlspace is wet. Recommend contacting basement specialist for further review for repairs to make water tight.

Rodent excrement observed and requires immediate attention by exterminator.

Plumbing Components

Limitation

- Finished Basement
 Private
 Private System

Home has been winterized and water was shut off to home. Unable to test plumbing fixtures and appliances that are operable with water.

Public Supply

- Metered
 Concealed
 Lead
 Galvanized
 Plastic
 Copper

Piping at meter leaks. Recommend contacting licensed plumber for repairs ASAP to make water tight.

Shut-Off Valve

- Not Tested
 Corrosion
 Leak

Shut Off Valve

Location basement

Hose Bibb

- Not Checked
 Frost Free
 Anti-Siphon
 Shut-Off Valve
 Recaulk
 Unsecured
- Corrosion
 Leak

Not Operational

Hose bibbs are no longer functional due to damaged pipes within home.

Distribution Piping

- Concealed
 Lead
 Galvanized
 Plastic
 Copper
- Dissimilar Material
 Unsecured
 Corrosion
 Leak

Visible Damage Noted

Portions of piping are missing from theft and other portions are damaged from frozen temperatures and neglect. Plumbing system will require complete removal and replacement.



Damaged piping.

Waste Drainage

- Concealed
 Galvanized
 Cast Iron
 Plastic
 Copper
 Odor
- Unsecured
 Corrosion
 Leak
 Advise Septic Tank Checked

Visible Damage Noted

Cast iron waste stacks are in poor condition from corrosion and require replacement. Contact licensed plumber for replacement.



Corroded waste stack requires immediate replacement due to risk for sewage leaks.

Floor Drain

- Mechanical Primer None Backed Up No Water No Trap

Vent Stack/Piping

- Concealed Galvanized Cast Iron Plastic Copper Undersized
 Unsecured Corrosion Leak

Damaged: No

Main Cleanout

- Concealed Improper Plug

Location basement

Damaged: No

Hot Water Tank

- Hybrid Heating Power-Vented Own Rent Gas Oil
 Wood Electric Dirty Unsecured Corrosion Leak
 Age 2002 Estimated Capacity I.G. 40

Not Applicable

Typical life expectancy of a hot water tank is approximately between 12-16 years. Recommend draining tank annually to reduce sediment accumulation to promote longevity and efficiency.

Life Expectancy

- Typical Middle Exceeded

Fuel Shut-Off

- Concealed
 Location left of tank

Relief Valve

- No Test Lever Corrosion Other

Discharge Tube

- Undersized Discharge

Venting

- Flue Sidewall Improper Rise Unsecured Corrosion Soot

Damaged: No

Burn Chamber

- Not Checked Needs Adjustment

Sump Pump

- Not Checked Submersible Standpipe To Exterior Grade Float Checked
 No Cover Permanent Connection Corrosion To Septic
 Suspect Installation

Not Applicable

Pump has been set on ground of basement, suggesting basement floods and requires to be pumped to empty flooded basement.



Pump at floor suggests basement floods.