

Inspection Report (major defects)

**27735 Sample Lane,
Detroit, MI 48222**

Inspection Date: August 7, 2009

**Prepared By:
Evergreen Home Inspections
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Client: Alfred E. Neumann

Inspector: Frank Bartlo

**Michigan Builder's License #: 2101157200
National Association of Certified Home inspectors #: 04081281**

Scope of the Inspection and this Report

The property was inspected for safety and functionality, with lesser attention paid to cosmetic items. This report is not a complete report of all items inspected, but is limited to the most significant findings of the inspection that concern the client.

This was not a code inspection, nor affiliated with the City or any municipality. Findings are the opinion of the inspector, and may differ from building code requirements. Items that are not built to current code may be functionally adequate and safe as they are, and likewise, some items built to code might not be safe or functional.

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Definitions, Limitations, and General Recommendations

Please note the following definitions, limitations and general recommendations pertinent to this report:

Only items that were accessible and safe to inspect were inspected. No potentially destructive dismantling of any system or component of the building was done. No environmental (radon, mold, asbestos, etc.) or pest inspection was done, unless otherwise specified in the inspection contract.

1. The following abbreviations are used in describing the location of features: L=left, R=right (or rear, in certain contexts), C=center, F=front, N=north, S=south, E=east, W=west. **House is considered to face east for purposes of this report.**
2. Areas that were inaccessible or deemed unsafe to inspect were not inspected. There may be hidden defects in those areas, of which there was no evidence at the time of the inspection. It is beyond the scope of the inspection to change light bulbs where fixtures are not readily accessible on foot due to time constraints, but inspector may do so upon client's request, in which case Inspector may charge extra for doing so.
3. Evidence of some defects may have been concealed. For example, the owner may have primed and painted over water stains on walls or ceilings where leaks are present which are only evident under extreme conditions, such as very heavy rains.
4. This report pertains to the condition of the property *at the time of the inspection*. Inspector cannot guarantee the condition of the property will remain the same at any later date.
5. Inspector is a "general practitioner," *not* a specialist. However thorough an inspection may be, it is *not* intended to be technically exhaustive. Any estimates of the remaining useful life of features, such as the roof, furnace, etc. are strictly the inspector's opinion, and no warranties of any sort pertaining to such estimates are made or implied. Consultation with properly licensed specialists are recommended to obtain a better estimates of such life expectancies.
6. It is recommended that Client secure the services of licensed professionals for repairs or (if accepting the property "as is") repair estimates of any defects noted herein prior to closing of escrow, expiration of home warranty, advertising or listing the property for sale, or such other pertinent date after which Client may be less able to effectively address such issues.
7. If the property is "de-winterized" to conduct this inspection, inspector assumes absolutely no liability whatsoever pertaining to such "de-winterization," nor "winterization" actions, if any, taken at the end of the inspection. It is the responsibility of the Client and any agents involved to contact the Seller to inform the Seller of any such actions to enable the Seller to ensure the property is "winterized" to their satisfaction.

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Significant Defects

Limitations: Gas and water service were off, so the furnace, water heater, and plumbing systems were not operated. Inspection of these items was limited to observation of accessible features.

AC: very old, no cooling. The AC unit was very old, possibly the original unit installed when the house was built, and did not cool the air, though its fan appeared to operate well. The unit may just need a recharge, but it is possible that it may no longer be repairable, as it appeared to be well past the typical life expectancy of such a unit.



Attic: split rafter above front porch. One of the rafters above the front porch was badly split, to the point it appeared to be providing no significant structural support to the roof there. A large person who steps on the roof above the split rafter could fall through, as the roof had rather thin, weak sheathing.

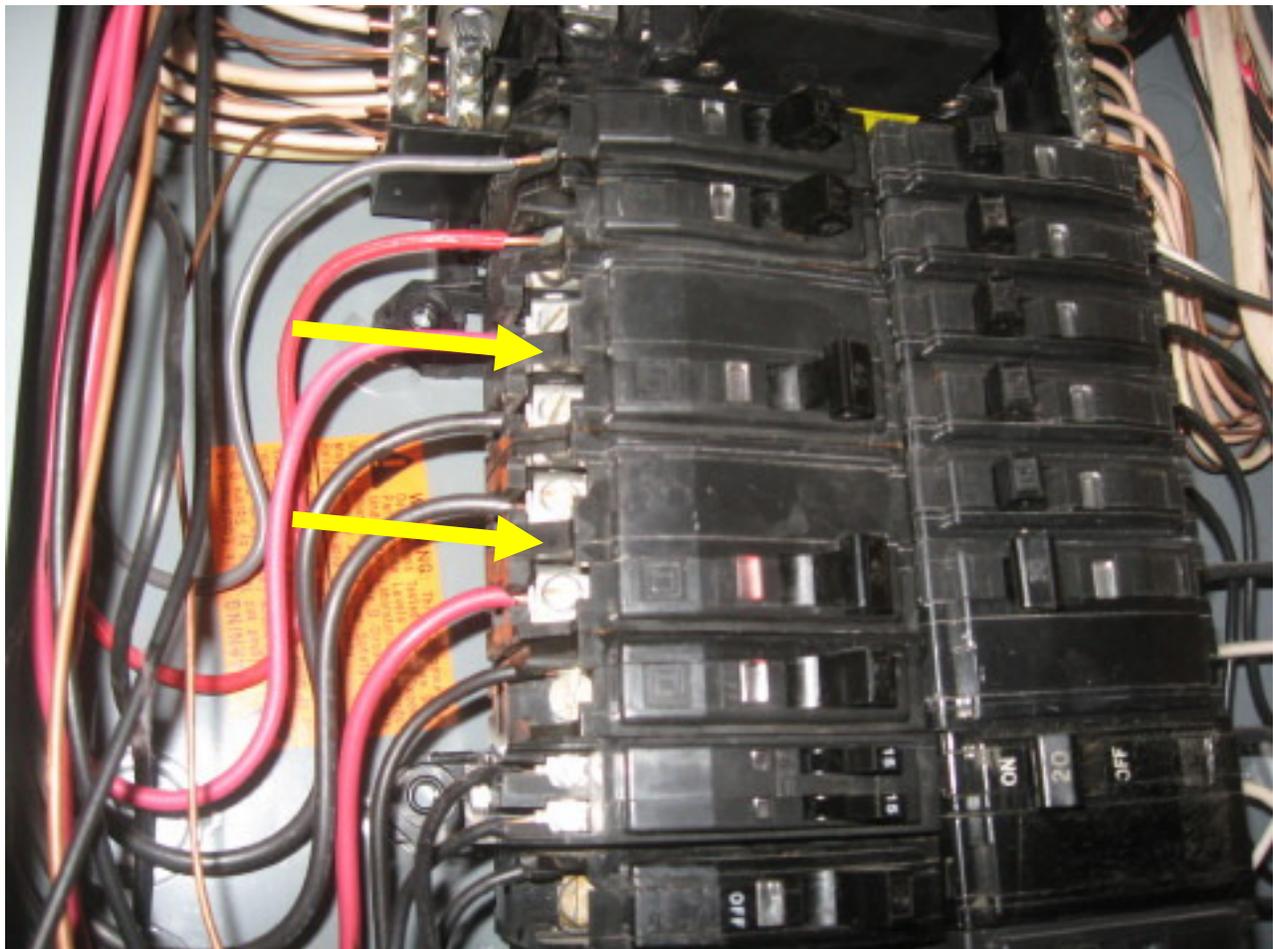
Reinforcement of the rafter is recommended. This may be most easily done by taking down the ceiling of the porch below (roughly in front of the front door) to work on it from below, rather than squeezing through the very tight attic space to get at and support it.



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Electrical: improper circuit breakers. The 40A circuit breakers near the top left of the main panel (marked as being for the oven and cooktop) were improperly sized for the 10 gauge copper wiring on their circuits. This could be a fire hazard, as a circuit breaker rated too high for the wiring on its circuit might not trip before the wire overheats. These should be replaced with compatible dual circuit breakers rated no higher than 30A as soon as possible.



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Garage door: damaged, opener not properly working. The garage door was damaged, somewhat bent and cracked near the bottom center. The automatic garage door opener did not work properly, though it did close the door once, responded to its auto-reverse sensors, and appeared to respond to its control button consistently.

The garage door did open and close manually without much difficulty.

It is possible the damage to the door caused it to be sufficiently out of alignment to jam enough to activate the door's pressure sensor. If so, reinforcement of the damaged area of the door to keep it straight and ensure smooth movement. If that does not enable the automatic opener to work the unit may need to have its setting adjusted or there may be a problem with its electronics, particularly the auto-reverse mechanism.

