Evergreen Home Inspections
7663 Artesian St.
Detroit, MI 48228
(313) 320-6514
(313) 336-0026
b387@sbcglobal.net

PROPERTY INSPECTION REPORT

Prepared for: **A.E. Neumann Apts., LLC**

Concerning: **888 Sample St., Detroit, MI 48222**

By: **Frank Bartlo**

InterNACHI ID # **04081281**

Date: **February 7. 2011**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read *all* of this information.

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, br=bedroom, bsmt=basement, kit=kitchen, fr=family room and ofc=office. When describing the location of a feature on a building that does not generally face north, south, east, or west, left and right shall refer to the orientation as viewed from the front of the main building when used in a general context (e.g., left wall of right rear first floor lavatory).

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. It is also beyond the scope of an inspection to change burned-out light bulbs to test fixtures during the course of an inspection, though inspector may have do so or perform other simple corrective actions (such as removing a very dirty furnace filter or shutting off an electrical circuit that was deemed a serious hazard) where such action was deemed sensible and prudent to prevent serious injury and/or property damage that could be easily prevented. Inspector assumes *no* liability whatsoever for any such actions, nor for failure to take any such actions.

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.

While inspection report ***may*** address issues that are code-based or ***may*** refer to particular codes, **this is *not* a code compliance inspection** and ***does not*** verify compliance with manufacturer's installation instructions. The inspection ***does not*** imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify ***all*** potential hazards, some of which may involve examination of the property that is beyond the scope of such a general inspection as this.

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. Consultations with properly licensed specialists are recommended to obtain better estimates of such life expectancies.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as deficient may be considered life-safety upgrades to the property.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The Inspector is a "general practitioner," *not* a specialist, and due to its limitations and time constraints the inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. However, it is ***not*** the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous reports, which may be obsolete or inaccurate in any case.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further

evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified specialists may lead to the discovery of additional deficiencies that may involve additional repair costs, as such evaluations are likely to involve actions that are beyond the scope of such a general inspection as this. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but arrangements may be made for such follow-up services, for which inspector may charge additional fees.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs and/or professional opinions of licensed specialists may affect the meaning of the information in this report.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: **Clear, breezy, temperature mid 20s F at beginning of inspection, decreasing into evening**
Natural gas: **on**
Electric: **on**
Water: **on**
Approximate year built: **1925**
Construction: **wood frame apartment building with brick foundation and exterior**
Building faces (for purposes of report): **west**
Present at inspection: **Client, Agent, Resident Manager, Inspector**

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

If crawl space areas are not inspected, provide an explanation.
An opinion on foundation performance is mandatory
The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

Comments:
- Building was observed to have a brick foundation, which was evidently structurally sound and generally in good condition where visible.

Deficiency:
Indications of seepage observed in front basement unit. See notes on walls below.

☒ ☐ ☐ ☐ **B. Grading & Drainage**

Comments:
- Grading was difficult to assess due to snow cover, but generally was evidently good in the front, and more-or-less level elsewhere.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

If roof is inaccessible, report the method used to inspect.
This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.
This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

Comments:
- Roof was evidently built-up felt and tar roofing in the low pitched portions, and a single layer of asphalt shingles over solid decking in pitched portions.
- Roof: Shingles on the pitched portion of the roof in the front were evidently properly installed and in good condition, with an appearance consistent with being relatively early in their functional life.
- Roof: Built-up felt and tar roofing on the low-pitched portion of the roof was evidently functioning as intended, with no indications of current leakage observed at the time of the inspection.

The roof had a relatively good pitch for a "flat" roof, which allows runoff, and enables the surface to last longer.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

• Roof: The low-pitched portions of the roof had noticeable cracking ("alligatoring") of the surface observed. Some patchwork repairs were also evident, suggesting that small leaks had been repaired.

As cracking worsens, leaks may form. Periodic top-coating of such surfaces is recommended to prevent leakage, but eventually, complete re-roofing will be necessary.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Roof: When the low-pitched portion of the roof is next resurfaced, it may be advisable to use modern membrane roofing material, which is more easily replaced than a built-up roof.
• Exterior: Leakage observed from gutter and downspout seams. Noticeable corrosion was observed on some lengths of the gutters.

Considerable ice glazing was observed along much of the perimeter of the building, some of which may just have been a consequence of melting snow and ice, but some of which was evidently due to gutter/downspout leakage.

All in all, the gutters and downspouts appeared mostly functional, but in need of updating.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☒	☐	☐	☒	**D. Roof Structure & Attic**

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Comments:

- Attic: Attic appeared to have a moderate amount of insulation, roughly to the top of the attic floor / 3d floor ceiling joists.
- Attic: Roof structure was evidently functioning as intended, with no significant issues observed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

• Attic: Some vermiculite insulation (loose insulation with a metallic, crystalline appearance) was found in the attic.

Some vermiculite has been found to contain asbestos, which can get into the air if disturbed, and create a potential hazard.

As the attic space is only entered for service, this should not have a significant effect on the air in living spaces, as long as the attic entry scuttle remains closed.

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Comments:

• Exterior: Masonry was generally in good condition, with little cracking or deterioration observed, mostly under one of the lower floor windows on the S side, which did not appear to indicate any significant structural issue.

Cracks should be tuck-pointed to reduce the possibility of further deterioration.

Deficiencies

• Living Rooms: Indications of moisture damage were observed in the corner of the living room. This was probably due to seepage through the brick foundation wall, to which leakage from the nearby gutter/downspout in the front, (R of entrance) and/or inadequate grading/drainage may have contributed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

This probably only occurs during heavy rains. Repair/replacement of leaky gutters and downspouts and (if necessary) re-grading are recommended, and may fully correct this. If not, waterproofing and/or replacement of finished walls using moisture-resistant materials may be necessary.
Painting of brick foundations is generally not recommended. When tuck-poinitng old masonry it is important to use proper mortar.
Urethane injection may be best suited to achieve a long-lasting repair of leakage through small cracks in a brick foundation.

☒ ☐ ☐ ☒ **F. Ceilings & Floors**

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

:

Comments

• Interior: Most floors were in relatively good condition for a building of this type, with expected wear and tear, but no serious defects noted.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

• Interior: Indications of water damage, such as staining, bulging, cracking, and blistering paint were observed on many of the ceilings, particularly in bathrooms, kitchens, and living room areas near bathrooms.

These were probably the result of plumbing leaks, mainly in bathrooms.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Closets: Peeling paint observed in some closets. May have been due to atmospheric conditions and/or plumbing leaks above. This may contain lead-based paint. Testing for lead concentration is advisable.

☒ ☐ ☐ ☐ **G. Doors (Interior & Exterior)**

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Comments:

• Exterior: Exterior doors appear to be in working order at the time of the inspection.

☒ ☐ ☐ ☒ **H. Windows**

This inspection covers the operational condition of windows and doors, with particular attention to potentially hazardous consitions, such as falling sashes that could pose a chopping hazard. This report DOES NOT address code issues, such as fire resistance of doors, if such apply to this building.

Comments:

• Relatively new vinyl windows were observed throughout the building, reportedly having been installed by Wallside c.2000, with an appearance consistent with such a time of manufacture.

Deficiencies

• Many windows had broken spring mechanisms in their lower sashes, and therefore the sashes did not stay up. This could be a chopping hazard, and caused some windows to fit poorly in their openings, resulting ain draftiness.
It was possible to open such windows with the upper sashes.
In most cases this was evidently due to careless use by tenants.
The resident manager said these springs can be obtained from the manufacturer at no charge and claims to frequently replace them.
• Some windows (roughly 10-20% of those observed) had difficulty fully locking, as the latch parts did not align.
Some of the sashes may have fit the window openings poorly. If so, the manufacturer may correct these issues under warranty.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Exterior: Noticeable cracking deterioration of a few limestone window sills was observed, particularly on one sill on the S side. Patching of cracks is recommended.
The most deteriorated sill may need to be replaced, as falling debris could be a hazard and the sill might not keep water out of the structure.

• Exterior: Some screens were damaged or missing.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☒	☐	☐	☐	**I. Stairways (Interior & Exterior)**

Comments:
• Stairways were generally properly configured and functioning as intended to the extent observable.

I	NI	NP	D	Inspection item
☒	☐	☐	☒	**I. Fireplace/Chimneys**

This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:
• Chimney was functional, but some significant issues were observed, as noted.

Deficiencies
• Roof: Very old chimney masonry was also noticeably deteriorated, especially near the cap, badly in need of tuck-pointing.

Masonry repair and installation of a chimney liner to protect the chimney from acidic condensation of exhaust are strongly recommended.
It is advisable to hire a mason who is familiar with old masonry to do the masonry work, as old masonry may require specific types of mortar to achieve and effective repair.

I	NI	NP	D	Inspection item
☐	☐	☒	☐	**J. Porches, Balconies, Decks, and Carports**

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☒ **K. Other**

Comments:

• Fencing was generally in good condition.

• Paved surfaces were generally jn good condition, with only typical, slight cracking and imperfections typical for their age.

Deficiencies:

• Kitchens: Cabinetry had open holes to plumbing chases. This is not a major functional issue, but it is best all chases be enclosed with removable panels so small pets (such as hamsters) do not climb or children drop possessions down the chases.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in main and sub-panels to the extent such are safe and accessible to inspect. Inspector shall not be required to open panels that cannot be opened with a screwdriver without undue difficulty (i.e., have screws that are rusted or badly overpainted in place).

Comments:

• Sub-panels for individual units were not thoroughly inspected due to time constraints. They had evidently been professionally updated recently, with old fuse panels in the hallways having been used as junction boxes, as per standard wiring practice for such updates.

Deficiencies

• Serious safety issue: Service grounding was questionable, and an adequate grounding electrode connection could not be confirmed.
There appeared to be a water pipe grounding electrode, for which continuity of the piping had been broken by dielectric fittings.
Installation of proper service grounding by a qualified, licensed electrician is strongly recommended.

• Safety issue: Main disconnect fuse/switch box was blocked by stored equipment in a locked room and the room to the sub-panels was also locked.
It is advisable to enable quicker access to equipment -- especially the sub-panels for the individual units -- to enable them to be more easily turned off in case of emergency
Removal of obstructions out of the way of any panels is also strongly recommended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices and Fixtures**

This inspection covers electrical receptacles, switches and fixtures. It is beyond the scope of an inspection to change burned-out light bulbs or move items that obstruct receptacles or switches.

Comments:

- Light fixtures mostly were functioning as intended, though many had missing covers or other cosmetic defects evident.

Deficiencies

- Some outlets and fixtures in apartments were improperly wired and/or mounted, with poor backsets, missing covers. etc., mainly in basement work areas, though a few such instances were observed in apartments and common areas accessible to tenants

- Improper wiring was observed, which included one of more of such potentially hazardous features as: exposed inner wires and splices, taped splices, taped “wire nut” connectors, open junction boxes, and/or wires run to enclosures without proper clamps. Such instances were mainly observed in basement work areas.

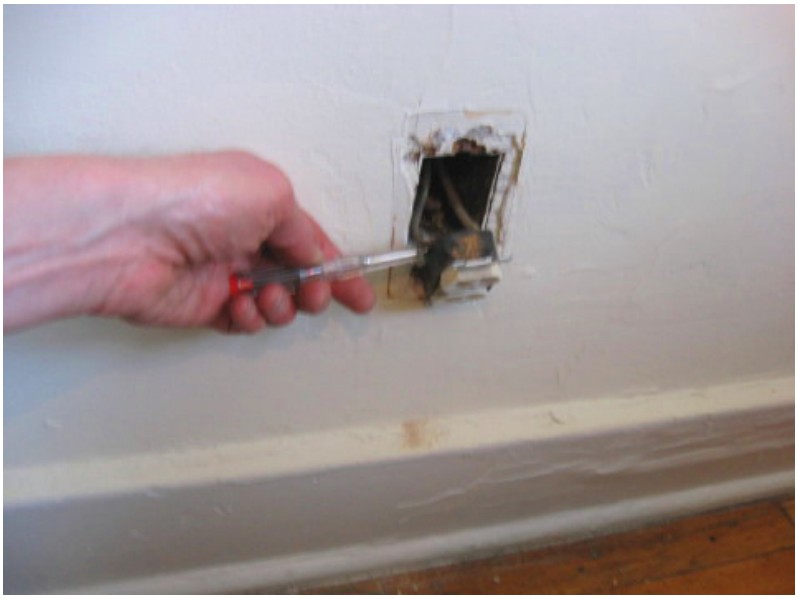
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Correction of all improperly wired or configured outlets, fixtures, and junctions is recommended as soon as possible, especially in apartment units and common areas accessible to tenants.

•: Inoperative outlet observed in unit 108 living room. Current was detected at the hot incoming wire (which was wired to the neutral, so the outlet appeared to have an open neutral.

Corrosion was also observed on the wiring, as well as wall damage suggesting leakage from above had occurred at some time.



• Bedrooms: Inoperative outlet observed in unit 103 bedroom, possibly disconnected wiring.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

- Many outlets were observed to have reversed polarity (hot and neutral wires reversed). This can cause parts of equipment – such as toaster elements and the "rings" of light sockets – to carry live current, even when off. This also has been reported to affect audio/visual quality.
- Many regular 3-hole outlets were observed not to be grounded. This is not inherently hazardous if an outlet is otherwise properly wired, but gives the illusion of grounding that is not present.
- Some refrigerator outlets were found to be GFCI-protected, run in series from kitchen counter GFCI outlets. Refrigerators should not be plugged into GFCI protected outlets, lest the outlet trip without anybody's knowledge, shutting off the refrigerator and causing food spoilage.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Heating equipment is inspected for operation, safety, and functionality. No dismantling of the equipment beyond removal of easily removable panels is required. Please note that elevated carbon monoxide levels may result from sources other than the heating equipment, such as traffic and construction outside the building and/or cooking inside the building. Therefore, inspector may be unable to make a reliable assessment of carbon monoxide leakage from heating equipment under such conditions.

Comments:

- Very old steam boiler was evidently functioning as intended.

A unit this old, though it may have been efficient for the time, is likely to be considerably less efficient than a comparable modern unit. Such units tend to last a long time, but any unit of this age could be nearing the end of its serviceability.

- 2-pipe steam heating system was generally effective and functional, except as otherwise noted. Very old piping and radiators can be subject to corrosion and eventual leakage, though such tend to last much longer in steam systems than hot water systems before major problems, such as systemic leakage, arise.

The radiators were mostly in good condition and the rooms appeared to be adequately heated, except as otherwise noted. No indications of significant boiler pipe leakage were observed.

- It is advisable to examine any service records the owner might have and have the unit examined and regularly maintained by a HVAC specialist who is familiar with large, old, boiler systems.

The overall condition of the boiler and the heating system in general appeared consistent with such maintenance having been done.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

• Many rooms, especially bedrooms, did not have radiators present. The rooms did appear to be reasonably warm despite this and the cold weather.

• Temperature/pressure release valve ("T/P valve") on the boiler had no drain line ("blow-out tube"). Such a tube is important to direct steam and hot water to the floor if the valve releases, thereby reducing potential hazards and/or damage.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• The tenant in unit 102 reported no heat from the bathroom radiator. It appeared likely for there to be other ineffective radiators. Some had stuck or missing knobs.

• Basement: Some loose pipe insulation was observed. This may contain asbestos. Wrapping/encapsulation of all such insulation to contain possible asbestos dust is strongly recommended, especially in areas that are accessible to tenants, such as the laundry room (below).

☐ ☒ ☐ ☐ **B. Cooling Equipment**

This inspection covers the performance of the cooling systems.
It is recommended that the unit be serviced once a year by a licensed HVAC company, especially when a unit is over 10 years old.

Comments:
A few window AC units were seen, probably the property of tenants.

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

This inspection covers the condition and routing of the ducts, vents, fans and filters. Visible portions of flue systems will also be inspected.

Comments:
Furnace and water heater flues were well sealed where they entered the chimney and functioning as intended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures**

This inspection covers the type and condition of all accessible and visible water supply components.

Comments:

• Exterior: Exterior faucet on S side was evidently operating properly and in good condition.

Deficiencies

• Supply piping mostly consisted of very old -- most likely original -- galvanized lines, with spot updating with copper or plastic piping having been done as needed.

Most of the supply line updates appeared to be of professional quality.

Many pipe clamps, pin-hole leaks, seriously corroded junctions and sections, and a few active leaks were observed.

Water pressure varied throughout the building, and was very poor in many hot and cold fixtures, a few of which had almost no water.

These observations indicate significant deterioration of the piping, the pipes having been in service well past their useful life.

Replacement of all galvanized supply piping is recommended as soon as possible.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• It is advisable to have a licensed, professional plumbing contractor who iis familiar with re-piping considerations pertinent to old buildings such as this evaluate the situation.
It may be possible to update the piping to units individually with little service interruption to other units by branching from new main lines and strategic capping and installation of valves.
Configuration of new piping to have hot and cold lines to individual units may be advisable to facilitate sub-metering of water and hot water use of individual units to enable monitoring and billing of units for these utilities.

• Bathrooms: Stem leakage was observed from a large percentage -- possibly more than half -- of the tub faucets.
The degree of leakage varied, but in some cases it was considerable enough to cause damage to tub surrounds, walls, floors, and/or ceilings and walls in units below.
Some faucets and diverters may be able to be re-packed, some may need new stems, and a few may need to be replaced.
See following pictures.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Bathrooms: Porcelain in tubs and sinks was deteriorated. Touching up and/or re-glazing or replacement is recommended.
• Bathrooms: Some tub surrounds were made of improper material and damaged by stem leakage. In some cases this appeared to allow leakage into units below.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.
THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.

Comments:
• Drain, waste, and vent lines appeared to have been updated as needed with mostly PVC piping, especially near most of the fixtures (sink drains), with old cast iron piping remaining in the main stacks.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

• Indications of significant deterioration observed in the drain line under the boiler room and former coal room under the NE portion of the basement.

Some sections of this pipe had been repaired with new PVC piping. It appeared likely the remainder of the line would need to be replaced in the near future. It may be best to do this when extensive supply line updates are done.

There may be other underground drain lines that are also seriously deteriorated. Having a camera snake inspection of these done when other work is done may enable other deteriorated areas of the underground drain and sewer piping, if any, indentified before significant problems develop.

• Many old drain sections remained that showed indications of significant deterioration, mainly from tubs. Some may have minor leaks, as evident from ceiling damage, though no obvious major leaks were observed.

Replacement of all seriously deteriorated sections and gaskets is recommended.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
(Report as in need of repair those conditions specifically listed as recognized hazards.) This inspection covers the water heating equipment and its temperature and pressure relief system.

Comments:
• Relatively new 100 gallon gas water heater was functional and generally in excellent condition and operating as intended.

• The temperature/pressure relief ("T/P") valve operated when tested. The T/P valve should be periodically tested to ensure that it works, being a very important safety feature. This should be done during business hours in case it does not close after opened. Tapping the valve sharply with an object such as a screwdriver can often re-seat the valve if there is dripping from the valve after it is tested.

V. APPLIANCES AND OTHER SYSTEMS

☐ ☐ ☒ ☐ **A. Dishwashers**
The inspection of the dishwasher covers the operation of the unit, with notation of any obvious defects. Matters such as performance of internal components and cleaning performance are beyond the scope of this inspection.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
☐	☐	☒	☐	**B. Food Waste Disposers** The food waste disposer ("garbage disposal") is inspected for operation and obvious defects.
☐	☐	☒	☐	**C. Range Exhaust Vents** The inspection covers the filter, vent pipe and switches as well as operate the blower vent.
☐	☒	☐	☐	**D. Ranges, Cooktops, and Ovens** The inspection of the range / oven / cook tops covers the general condition and operation of the units, and is not a thorough inspection of all components. *Comments:* • Kitchens: Ranges and refrigerators were not inspected for operation, but most appeared to be functional.
☐	☐	☒	☐	**E. Microwave Ovens** The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.
☐	☐	☒	☐	**F. Refrigerators/Freezers** The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.
☐	☐	☒	☐	**G. Mechanical Exhaust Vents and Bathroom Heaters** The inspection will cover the operation of the unit, observing sound, speed and vibration level, and ductwork for exhaust fans.
☒	☐	☐	☐	**H. Doorbell, Intercom and Chimes** Inspector is not required to inspect doorbells, intercoms or chimes. If any such optional inspection is done, inspection will cover the general condition and operation of the unit. • Intercom system was functional where operated.
☒	☐	☐	☐	**I. Dryer Vents** Inspector is not required to inspect dryer vents. If any such optional inspection is done, such inspection will cover the condition and the routing of ducts (where visible and accessible). PLEASE NOTE THAT USE OF CORRUGATED PLASTIC CLOTHES DRYER VENTS CAN POSE A FIRE HAZARD, AND SUCH VENTS SHOULD BE REPLACED WITH FIRE-SAFE (PREFERABLY METAL) VENTS.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Laundry Room: Appeared to be properly configured with metal foil vents that appeared to exhaust to exterior.

☐ ☐ ☒ ☐ **J. Lawn and Garden Sprinkler Systems**
The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

☐ ☐ ☒ ☐ **K. Swimming Pools, Spas, Hot Tubs, and Equipment**
The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves to the extent such are visible.

☒ ☐ ☐ ☐ **L. Gas Supply Systems**
The inspection of the gas line is limited to the condition of all accessible and visible gas piping. Testing for gas leakage is beyond the scope of a typical inspection such as this, but any observations such as odors consistent with gas leakage are noted.

Comments:
• Gas piping was functional and generally in good condition to the extent observable, except for noted potential concerns noted below.

• Some old gas valves of an outdated design were observed, which typically contain rubber gaskets that are subject to leakage as the rubber deteriorates.

InterNACHI ID# 04081281
Evergreen Home Inspections
phone:(313) 320-6514
email: b387@sbcglobal.net