

Confidential Inspection Report

LOCATED AT:
5555 Inspection Lane
City, Michigan 55555

PREPARED EXCLUSIVELY FOR:
Sample Report Honey Comb Home Inspections

INSPECTED ON:
Saturday, January 11, 2020



Inspector, Honeycomb
Honeycomb Home Inspections



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Sample Report Honey Comb Home Inspections
5555 Inspection Lane
City, Michigan 55555

Dear Sample Report Honey Comb Home Inspections,

We have enclosed the report for the property inspection we conducted for you on Saturday, January 11, 2020 at:

5555 Inspection Lane
City, Michigan 55555

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Honeycomb
Honeycomb Home Inspections

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

CONDENSING UNIT

1: The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.



Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Space Heater

SYSTEM NOTES

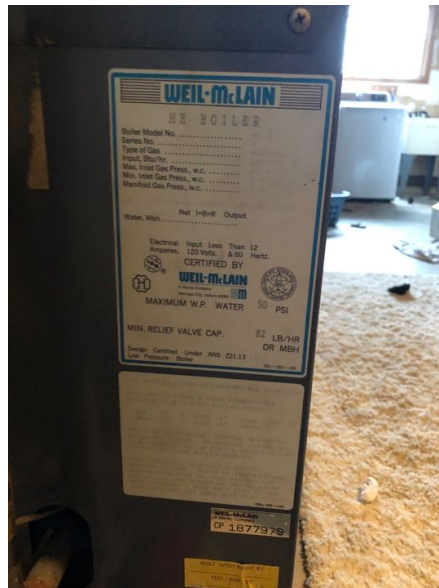
2: Space heaters vary in configuration and operation, but are generally installed to heat only the area they occupy. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible material.



Hot Water Heat

BOILER

3: The boiler responded to normal operating controls. Components appear to be properly installed and serviceable. This is an older system showing normal wear and tear, but we noted no conditions considered out of the ordinary.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

- 4:** Service entry into building: Underground service lateral
- 5:** Voltage supplied by utility: 120/240 volts
- 6:** Capacity (available amperage): 100 amperes

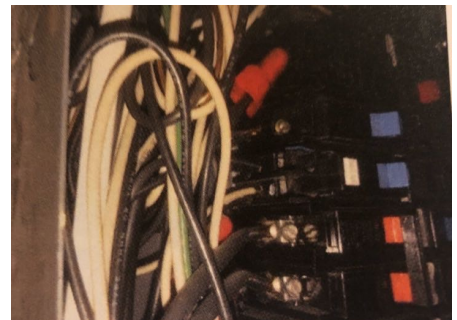
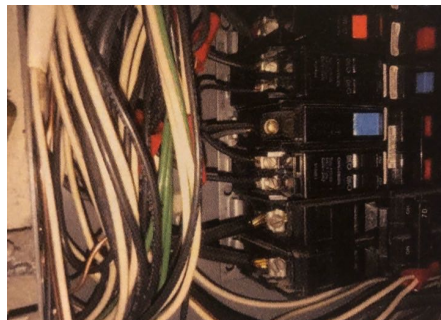
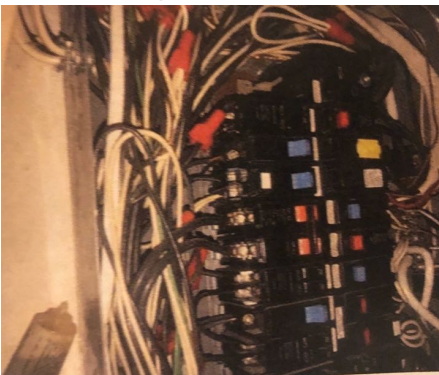
METER & MAIN

- 7:** The meter and main electrical service panel are located underground.



MAIN CIRCUITRY

- 8:** We found over-fusing in the main service panel, meaning breakers or fuses are not rated for their connected wires. This is a potential fire hazard. We recommend circuits be equipped with properly rated overcurrent protection devices.



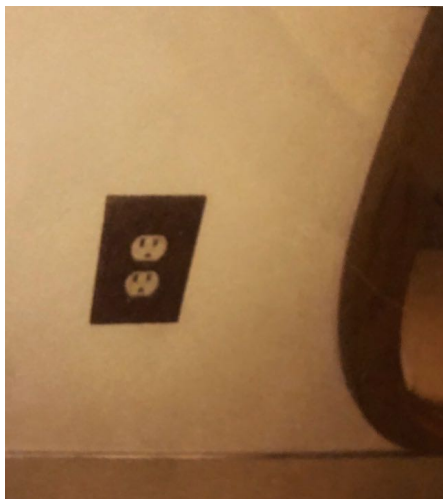
- 9:** Multiple wires are installed on individual terminals. This 'double lugging' is not permitted because positive connection for all wires is not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal.

SWITCHES: OVERALL

- 10:** We tested a representative number of switches and found many to be worn and 'tired'. For maximum safety, replacement of the older switches should be considered.

GFI PROTECTION

11: No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

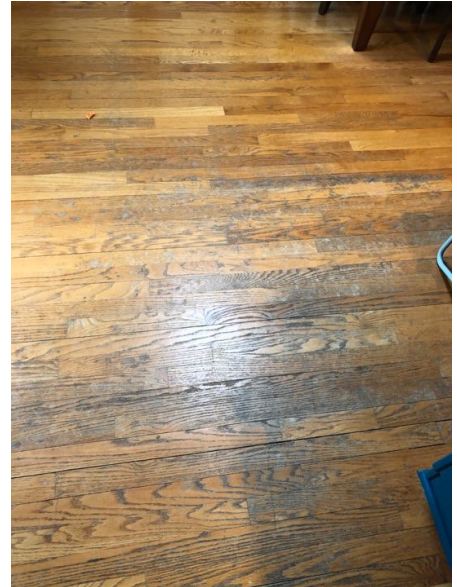


Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

SURFACES: OVERALL

12: There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.



WALLS & CEILINGS

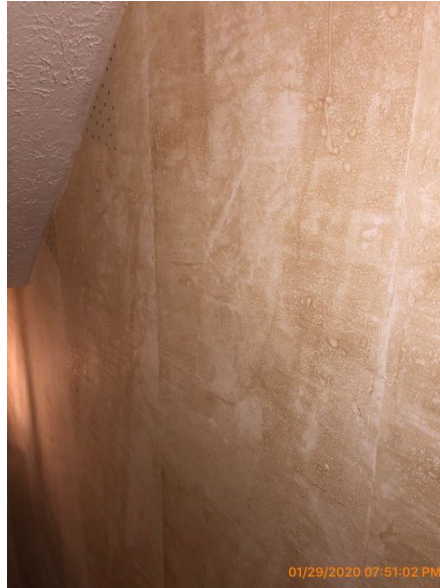
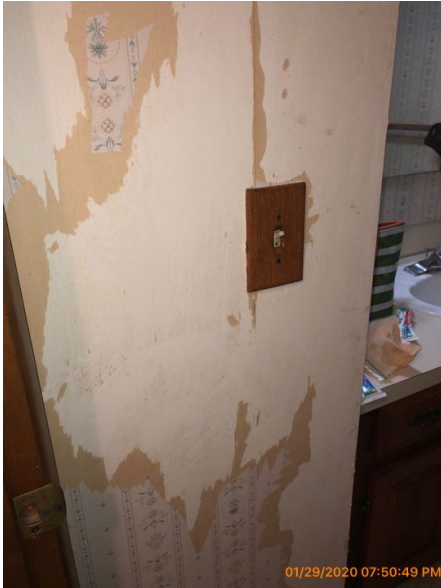
13: The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

14: There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

15: The interior walls and ceilings exhibit many years of use with little or no attention to cleaning or maintenance. For an improved appearance, they should be professionally cleaned, prepared and refinished.

16: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed painting contractor.

17: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.



FLOORS: OVERALL

18: There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

19: Portions of the floors are worn. We recommend refinishing to protect the wood and for a better appearance.

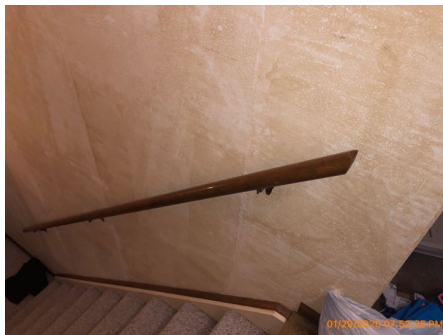


STAIRS

20: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS

21: The railings appear to properly installed and are in serviceable condition.



DOORS: OVERALL

22: The interior doors appear to be properly installed and in good condition.



23: The interior doors appear to be properly installed and in good condition, with the exception of the door at the {FillHere}. Attention to this door is recommended.

24: Several of the doors are missing their door stops. This condition will lead to damage of the wall surfaces. We recommend door stops be installed where needed.



WINDOWS: OVERALL

25: We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

26: There is broken and/or missing hardware (latches, cranks, etc.) on a number of the windows. We recommend the hardware be repaired or replaced.



DOORS AND WINDOWS: OVERALL

27: The doors and windows need typical service, repair, and/or upgrading. Adjusting, lubricating, and/or weatherstripping maintenance can add to the energy efficiency of this home.

FIREPLACE

28: The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.



29: Minor cracks and/or erosion are normal and should not be a concern unless or until the bricks become deeply eroded or loose.



30: The fireplace does not have a damper. The glass doors across the fireplace may be used in lieu of a damper to minimize interior heat loss when the fireplace is not in use.

31: We were not able to fully evaluate the fireplace and chimney because of the build-up of soot and/or creosote. We recommend the flue be cleaned and that further inspection be accomplished prior to the close of escrow.

32: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.

DETECTORS: OVERALL

33: The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

34: The smoke detectors are appropriately located.



Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

35: The attic has blown-in fiberglass insulation.



36: The insulation is installed in a substandard manner. We recommend it be reworked or replaced in accordance with accepted standards.

37: The insulation has settled and no longer provides the same R-value as when it was installed. We recommend additional insulation to increase energy efficiency.

38: There is missing or loose insulation in the attic. We recommend it be replaced and/or restored to its original configuration.

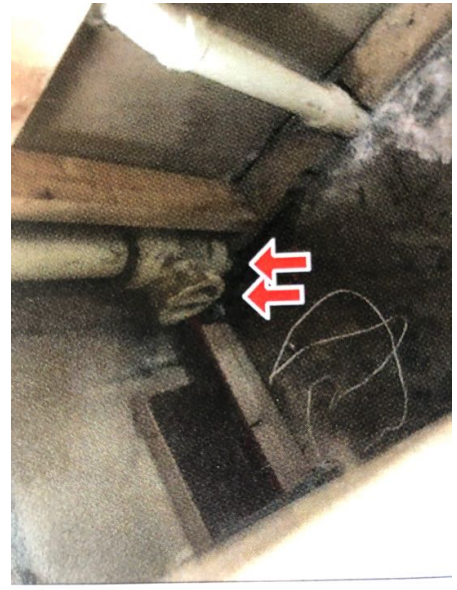
39: For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed general contractor.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

INTERIOR SUPPLY

40: There was evidence of surface corrosion and past leakage at the exposed and accessible supply piping. Although no current leaks were noted, this piping should be monitored for leakage and repaired if necessary.



41: For attention to the condition(s) noted above, we recommend the advice and services of a licensed plumbing contractor.

WATER PRESSURE

42: The system water flow drops excessively when tested during use, suggesting a buildup of mineral deposits on the interior of the supply piping. This is common in older systems and does not necessarily require immediate repair.



Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

FOUNDATION

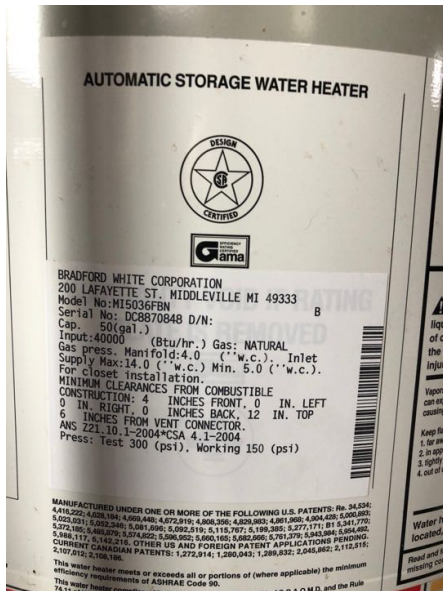
43: We noted minor cracks, within normal tolerances. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

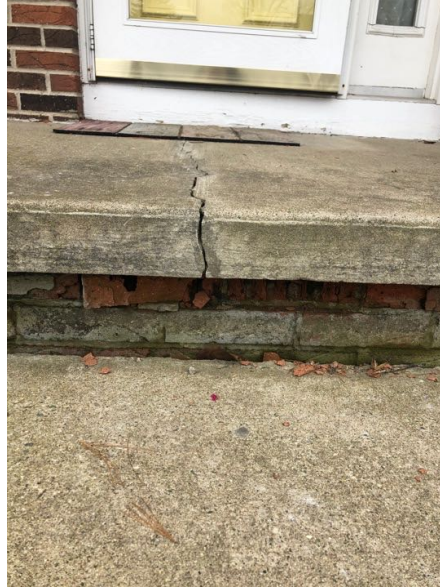
44: Location: In the basement



Exterior/Site/Ground

FOUNDATION

45: Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.



46: The foundation and footings are unreinforced brick and mortar. This system is not designed to withstand seismic forces. The existing installation has performed adequately to date, but consideration should be given to eventual replacement.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

FLOOR

47: The basement floor was concealed by a finished surface and could not be visually inspected. No deficiencies in the surface itself were noted.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

48: The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WALLS

49: The walls are drywall.

50: The wall surfaces are blemished, and can be repaired in the course of routine maintenance.



GARAGE DOORS

51: The garage door is a single roll up design.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

METER & MAIN

ELECTRICAL SYSTEM

1: The meter and main electrical service panel are located underground.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

Many homes built prior to 1996 lack modern safety and energy efficient items.