

INSPECTION REPORT

Prepared for: Sample Report

Inspected Property: 12345 Anystreet
Southeast, MI 48009

Inspection Date: October 25, 2011



Michigan Home Inspections Company
335 N. Eton, Birmingham, MI
Telephone: 248 321 4437
Email: present in real reports

This report is the exclusive property of Michigan Home Inspections Company and Sample Report. Use by any other party without permission is prohibited.

Inspection Table of Contents

BASIC INFORMATION	3
REPORT SUMMARY	4
ROOFING SYSTEM	6
GENERAL INFORMATION	8

BASIC INFORMATION

Inspection and Client Information

Type of inspection

Pre-Purchase home inspection

Inspection Date:

October 25, 2011, 10:00 AM

Client:

Sample Report

Inspector

John Macai

Inspection Site:

12345 Anystreet
Southeast, MI 48009

Property Occupancy

The property is occupied by present owner

People Present:

Mr. & Mrs. Homebuyer

INSPECTION REPORT

How to read this report

We make all efforts to describe subject items in a clear and concise manner using common terminology and aiding by images and sketches. All statements are intended to be simple and direct; ambiguous terminology is avoided. Wherever considered helpful the inspector will write additional explanatory notes to aid the client in better understanding.

The report is divided into chapters, titles, subtitles, and paragraphs specifically named to guide the reader's attention in organized fashion from the big picture to the detail of a component.

For location description we most often use two methods: the cardinal points - north, south, east, west, or directional language - left, right, front, back. Although commonly used, directional language can be tricky; in this report: "on the right", or "to the right" will always mean the right hand of the reader as looking toward the described object, the same way "to the left" or "on the left" will always mean the left hand of the reader as looking toward the described object.

REPORT SUMMARY

FINDINGS BY PRIORITY

Read text first

This report summary is meant to give the reader a brief overview of the important inspection findings and it is not a substitute for the inspection report. The summary mainly points to some findings considered more important and groups them by categories for ease of understanding and to help the client develop further plans of action. The separation in groups is not entirely precise and it should be used only as a guide, as it is based on what the inspector considers to be a priority; the presence of mold is listed at health hazards although it typically requires further investigation, certain defects in the electrical service panel will be listed at safety issues as they are fire hazards, although they need to be repaired or replaced.

Safety Issues

The following aspects represent safety issues such as; health hazards, fire hazards, physical accident hazards. It is best to correct these items first or further investigate them, as recommended in the report for each item.

Further investigation

The following aspects requires further investigation. Such investigation could entail but not limited to; invasive work by removing surfaces or dismantling components, performing laboratory testing, specialty inspections, or calling specialized contractors.

Replacement Items

The following components are found damaged beyond repair or worn to a condition that typically requires replacement:

ROOFING SYSTEM

Roofing System General

Roofing general condition

Roof replacement is recommended to avoid leakage and consequent structural damage.

Repairs or Corrections

The following components are found defective but can be repaired or corrected:

Items to Remove

The following items are typically recommended for removal.

Information

The following notes are informational only. Usually they mention components or problems about which the inspector does not issue any advise but leaves the action decision solely to the client.

ROOFING SYSTEM

Roofing System General

Inspection

The roof cover has been inspected by walking on the roof surface using visual and physical probing methods.

Description

The house has a gable roof structure of medium slope and it is covered with asphalt shingles.

Perimeter flashings

Perimeter flashings - also called drip edge, are present and appear functional.

Roof drainage

All roof surfaces show proper drainage without obstacles.

Roof surface appearance

The roof surface is soft at walking. This condition could be caused by a variety of deficiencies, see attic framing for specifics of this house.

Roofing general condition

Roof replacement is recommended to avoid leakage and consequent structural damage.

Asphalt Shingles Roof Cover

Asphalt shingles description

The roof is covered with flat, or two-dimensional asphalt shingles. The roof cover appears to be at the end of the fourth quarter of its useful life span.



Explanation: Useful life span quarters

This inspector determines the useful life span of asphalt shingles in quarters of life span. One quarter is approximately 5 to 6 years for shingles installed as first layer and 3 to 4 years for shingles installed as second layer. This age may not coincide with the actual chronological age of the roof cover, hence client may hear or find documentation of a different age. The inspector uses the condition of the shingles to determine the age; condition is a better indicator for how long they may last.

In the third quarter of shingles life span the homeowner is advised to conduct yearly inspections of the roof cover for early detection of defects and conduct repairs as needed.

In the fourth quarter, repairs are more frequent and homeowner is advised to prepare for roof replacement.

Asphalt shingles condition

The roof valleys show the most advanced stage of deterioration.



Shingles at end of life

Shingle tabs show surface deformity with corners rolled in - "clawing", and loss of surface material. Spaces between tabs are enlarged.

No active leakage was found at the attic inspection, however, we advise roof replacement as small leaks may appear at any time and they often go unnoticed for long periods causing considerable damage.



GENERAL INFORMATION

Inspector and His Company

About Inspector

About your inspector and his company

John I Macai

- Certified Home Inspector, American Society of Home Inspectors - ASHI
- Certified Mold Inspector, National Association of Mold Professionals
- Michigan Licensed Builder, State of Michigan license number 2101189514
- Certified Residential Building Inspector, International Code Council
- Certified Residential Plumbing Inspector, International Code Council
- FHA Registered Fee-Based Inspector

I have started home inspections in 1995 and mold inspections in 2000. My residential and commercial construction experience is 30 years. Every year I attend at least 10 educational seminars, either local or traveling out of state, to accumulate more and diversify my knowledge, to keep up with updates and changes in the construction and inspection industries, and to update or renew certifications as required.

Michigan Home Inspections Company is the new name of Land and Home Inspection Company founded in 1995 and incorporated in the State of Michigan.

Since the start of this inspection company I have continuously worked to improve my knowledge and the quality of service provided to my customers. It is my believe that an accurate presentation of the house condition is crucial information for the home buyer or homeowner, hence I did, do, and will give the most of my professional expertise to every client I serve.

Since 1995 I have completed over 3,000 pre-purchase home inspections, mold inspections, and damage evaluations of different causes. I have also served as expert witness in depositions, in front of arbitration panels, and in court.

General Home Inspection and Other Inspections

General Home Inspection

Client is advised to read this text in its entirety. It is meant to give information about a home inspection service, its inclusions and exclusions.

A General Home Inspection

It is our intention to describe the service provided as clear as possible. All limitations and exclusions are within reason and make sense to any person with common knowledge.

This is a general home inspection, meaning there are limitations on what can be done. The inspection is not technically exhaustive, meaning we cannot dismantle the house or any of its components, hence the limitations.

Clues and symptoms often do not reveal the severity of problems. Some problems present no clues during the inspection, these cannot be identified. For example; a shower stall leak that occurs only after an extended period of running the water cannot be identified during a home inspection. Other conditions are only visible when furniture is moved or carpets are lifted. Sometimes homeowners have excessive storage against a wall or a large piece of furniture may hide a defect, and we cannot move any of the homeowners belongings.

Some roofs leak only when specific conditions exist, and they may not be present during the inspection. There are also some problems that could be identified only through timely observation. New homeowners keep finding things for six month or more after moving in the house; in the inspection world it is called "learning the house".

The purpose of a home inspection is to examine a house to evaluate the condition of the components and to determine if systems are performing their intended function. Emphases are placed on defects that require major expenses to correct. While some minor problems are found when looking for major items and we note them as curtesy, an all-inclusive list of all deficiencies will not be provided. The intent of the inspection is to find the \$5,000 problems and not the \$50 problems. These are the items that affect the buyers decision to purchase or re-negotiate.

Comments on repair/replacement costs are an order of magnitude they represent approximate market value and we provide them only with comprehensive inspections. Contractors should be solicited for specific quotations.

The indoor air quality, the presence of irritants, pollutants, contaminants, toxic materials, or organisms such as mold, bacteria, fungi are part of a specialized environmental inspection and not a general home inspection. Laboratory fees or other types of testing fees are never included in the price of the inspection, such tests are not standard routine and are done only at client's request or if warranted by circumstances with client's approval.

When Things Go Wrong

The main source of dissatisfaction with home inspectors comes from comments made by contractors or "know-it-all" people who visit the house after the inspection. Their opinions often differ from ours. Do not be surprised if 3 roofers all say the roof needs replacement when the inspector said that with some minor repairs the roof will last a few more years. While the inspectors advice represents the most prudent thing to do, contractors are reluctant to undertake repairs. The roofer does not want a minor job with high liability when he can get a big job with a low chance of call back. This is understandable.

The "Most Recent Advice" theory suggests that it is only natural for homeowners to believe the last bit of "expert" advice they receive. Although, strongly motivated to get a bigger job contactors are the "Last Man In". Home inspectors, due to nature of events, are the "First Man In" and consequently it is our advice that is often disbelieved, although we have no motivation to get a bigger job or more money.

You may hear contractors say, and they often do, "I can't believe you had this house inspected and they didn't find this problem". There are several reasons for these apparent oversights:

1. It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Two or three months later people seldom remember that it was snowing, there was excessive storage against the basement wall, or the furnace could not be turned on because the air conditioning was running. It is impossible for contractors to know what the conditions were at the time of the inspection.
2. When the problem manifests itself it is easy to have 20/20 hindsight. Anybody can say the basement is wet when there is visible water on the floor. Predicting the problem is a different story.
3. If we spent a half an hour under the kitchen sink or 45 minutes dismantling the furnace, we'd find more problems too. Unfortunately the inspection would take far longer and cost considerably more.
4. Home inspectors are generalists, not specialists. The heating contractor may indeed have more expertise than we do. This is because we are expected to have heating expertise, plumbing expertise, roofing expertise, electrical expertise, and so on.
5. Problems often become apparent when plaster is removed, when fixtures or cabinets are pulled out, and so on. A home inspection is not an invasive examination and we do not perform any kind of destructive testing, we can only check visually accessible components and we use electronic devices as needed, but those have their limitations too.

The home inspection is not insurance but, it is designed to better your odds. It cannot be designed to eliminate all risk. For that reason a home inspection should not be considered an insurance policy.

Other Important Aspects

Areas which present a hazard to the inspector cannot be examined, for example: the inspector cannot enter a 3 feet high crawl space with water, or if animals such as snakes, foxes, or coyotes are present, the inspector cannot climb a high pitch roof or a roof covered with snow.

There are components excluded from a home inspection. As a rule, the inspector is concerned with components that are part of the house and are necessary for the house to function and remain in good condition. Homeowners install additional components that are good to have, but are not necessary for a house, and these are not part of the home inspection. Such examples are, but not limited to: security systems, low voltage wiring, timers of all types, sprinkler systems, telephone systems, water filters, landscaping lights, fences, intercom systems, cable TV or internet, and so on.

Appliances receive a "partial inspection"; we do check the electrical or gas supply to a dryer, but we do not evaluate the dryer, we check the water hook-ups and drain lines of the washer, but we do not evaluate the washer. Some houses are sold with appliances others are not, and the home inspector is not an appliance man. The water heater, although an appliance, is always part of the home inspection because it is considered an integral part of the plumbing system.

Annexes, such as storage sheds, shops, or recreational facilities i.e. swimming pools, hot tubs are inspected only upon request and for additional cost. A detached garage and its driveway are always inspected.

The inspector does not know and is not concerned with real estate market prices; he does not assist in sale negotiations or arbitrations and cannot advise the client to, or not to, purchase the inspected property.

The inspector is hired and paid to inspect the house and report the condition to his client only and not to any other party or other party's agents; do not have the seller or his agents, contractors, repair men, or handymen call for clarification on any items or parts of the inspection. Our purpose is to have you, our client, understand the condition of the property and that is all we are paid for, in other words, the inspector is meant to identify defects, but not to prescribe repair protocols. Additionally, the report we write is very clear and it is more than sufficient for any contractor or tradesman to understand what he needs to do, if he does not, it is recommended that you revise his qualifications and competency.

Other Inspections

About Pest and Vemim

Your home inspector is not a licensed pest control operator, and is not trained or appropriately qualified to provide you with detailed information with regards to rodents, pests, and wood destroying insects. However, your inspector does have enough knowledge to detect, or at least suspect, the possibility of presence or damage caused by pest or vermin and will bring that information to your attention. In such cases you are recommended to hire a specialist pest inspector/operator that can investigate these matters in detail, confirm or dismiss suspicion, and provide appropriate solutions.

ABOUT MOLD AND OTHER ENVIRONMENTAL HAZARDS

A home inspection is not a mold or environmental inspection, although your inspector is qualified to conduct mold or environmental inspections, such inspections require specific protocols and are not included in a general home inspection. However the inspector will bring to your attention the presence of mold or other adverse environmental factors in the house. From there you have the option to use our services for a complete evaluation or hire a different specialist.

Chemical environmental hazards: Your inspector will not address, make statements, or conduct laboratory testing for chemical hazards such as; formaldehyde, toxic or flammable materials, fire-proofing chemicals, or other volatile chemicals that may be present on the premises.

In conclusion

The client will notice, in the process, that I am dedicated to diligently and conscientiously conduct the best possible inspection in order to discover all major present and potential problems. There are natural limitations and sometimes conditions that restrict the effectiveness of the service, all aspects are within reason and understandable limits.

Wishing you happy ownership!

John I. Macai, ACI

Michigan Home Inspections Company

Telephone: 248 321 4437

Website: www.michiganhomeinspectors.org