

Inspection Report

Property Address:



Exterior

Building Results

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| | | |
|------------------------|-----------------------|----------------------------------|
| Date: 8/29/2023 | Time: 12:30 PM | Report ID: |
| Property: | Customer: | Real Estate Professional: |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 100 years

Home Faces:

East

Temperature:

Below 60

Weather:

Cloudy, Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 1.0 | Roof Coverings | • | | | | Roof Covering: Architectural |
| 1.1 | Flashings | • | | | | Viewed roof covering from: Ground Ladder |
| 1.2 | Skylights, Chimneys and Roof Penetrations | • | | | | Chimney (exterior): Brick |
| 1.3 | Ventilation of Roof/Attic | • | | | | Attic Insulation: Fiberglass |
| 1.4 | Roof Drainage Systems (Gutters/Downspouts) | | | • | | Ventilation: Gable vents |
| 1.5 | Roof Structure and Attic (report leak signs or condensation) | • | | | | Roof Structure: 2 X 4 Rafters 2 X 6 Rafters |
| 1.6 | Insulation in Attic | • | | | | Roof-Type: Gable |
| 1.7 | Visible Electric Wiring in Attic | • | | | | Method used to observe |
| 1.8 | Attic access | • | | | | attic: Walked |

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Comments:

1.6 Insulation is compressed

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Exterior

| | | IN | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 2.0 | Wall Cladding Flashing and Trim | • | | | | Siding Style: shakes Unfinished Siding Material: Asbestos slate shingle Exterior Entry Doors: Wood Appurtenance: Covered porch |
| 2.1 | Windows (Exterior) | • | | | | |
| 2.2 | Doors (exterior) | • | | | | |
| 2.3 | Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings | • | | | • | |
| 2.4 | Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building) | • | | | • | |
| 2.5 | Eaves, Soffits and Fascias | • | | | | |
| 2.6 | Water faucets (hose bibs) | • | | | | |
| 2.7 | Light fixtures and electrical outlets (exterior) | • | | | • | |

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IN NI NP RR

Comments:

2.0 Siding missing on North and West sides of home.

Siding may contain asbestos, would benefit from a fresh coat of paint.



2.0 Item 1(Picture) Siding missing on North and West sides of home.



2.0 Item 2(Picture) Siding may contain asbestos, would benefit from a fresh coat of paint.



2.0 Item 3(Picture) Siding would benefit from a coat of paint

2.1 Several windows would benefit from a fresh coat of paint to protect the wood



2.1 Item 1(Picture) Several windows would benefit from a fresh coat of paint to protect the wood

2.3 East side porch and pillars show signs of water damage.

Steps for South entry in poor condition.



2.3 Item 1(Picture) East side porch and pillars show signs of water damage.



2.3 Item 2(Picture) East side porch and pillars show signs of water damage.



2.3 Item 3(Picture) East side porch and pillars show signs of water damage.



2.3 Item 4(Picture) Steps for South entry in poor condition.

2.4 Entire yard of overgrown. East and North sides of home have too much shading which contributes to moisture issues at East entry.

Large pile of brush on South side of detached garage.



2.4 Item 1(Picture) Entire yard of overgrown. East and North sides of home have too much shading which contributes to moisture issues at East entry.



2.4 Item 2(Picture) Large pile of brush on South side of detached garage.

2.7 Weatherproof cover is missing.

Entrance cable is routed through trees on East side that may need to be trimmed.



2.7 Item 1(Picture) Weatherproof cover is missing.



2.7 Item 2(Picture) Entrance cable is routed through trees on East side that may need to be trimmed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(A) . Attached Garage



Attached Garage

| | | IN | NI | NP | RR | Styles & Materials |
|-------|-----------------------|----|----|----|----|--|
| 3.0.A | Ceilings | • | | | | Garage Door Type: One automatic Garage Door Material: Insulated Metal Auto-opener Manufacturer: CHAMBERLAIN |
| 3.1.A | Walls | • | | | | |
| 3.2.A | Floor | • | | | | |
| 3.3.A | Garage Door (s) | • | | | | |
| 3.4.A | Garage Door Operators | • | | | | |
| 3.5.A | Exterior | • | | | | |
| 3.6.A | Interior | • | • | | | |
| 3.7.A | Garage Heat | | | • | | |

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IN NI NP RR

Comments:

3.2.A This garage has a wood floor.



3.2.A Item 1(Picture) This garage has a wood floor.

3.3.A Overhead door is damaged on bottom panel but it did not interfere with operation.



3.3.A Item 1(Picture) Overhead door is damaged on bottom panel but it did not interfere with operation.

3.5.A Evidence of water intrusion on exterior overhead door trim.



3.5.A Item 1(Picture) Evidence of water intrusion on exterior overhead door trim.

3.6.A Inspected where visible.

3(B) . Detached Garage



Detached Garage

| | | IN | NI | NP | RR | Styles & Materials |
|-------|-------------------------------|----|----|----|----|---|
| 3.0.B | Roof | • | | | | Garage Door Type: One manual Garage Door Material: Metal |
| 3.1.B | Walls | • | • | | | |
| 3.2.B | Floor | • | • | | | |
| 3.3.B | Garage Door (s) | • | | | | |
| 3.4.B | Garage Door Operators | | | • | | |
| 3.5.B | Exterior | • | | | | |
| 3.6.B | Electrical | | | • | | |
| 3.7.B | Garage structure | • | | | | |
| 3.8.B | Garage Grading and Vegetation | • | | | | |
| 3.9.B | Garage Heat | | | • | | |

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IN NI NP RR

3.1.B Inspected where visible.

3.2.B Inspected where visible.

3.5.B Garage would benefit from a coat of paint.

3.6.B No power to this building.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen

| | | IN | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|---|
| 4.0 | Ceiling | • | | | • | Dishwasher Brand: MAYTAG |
| 4.1 | Walls | • | | | | Exhaust/Range hood: RE-CIRCULATE |
| 4.2 | Floors | • | | | | Range/Oven: GENERAL ELECTRIC Natural Gas |
| 4.3 | Doors | • | | | | Cabinetry: Wood |
| 4.4 | Windows | • | | | | Countertop: Laminate |
| 4.5 | Counters and Cabinets (representative number) | • | | | • | Refrigerator: MAYTAG |
| 4.6 | Plumbing Drain, Waste and Vent Systems | • | | | | |
| 4.7 | Plumbing Water Supply, Distribution System and Fixtures | • | | | | |
| 4.8 | Outlets, Switches and Fixtures | • | | | | |
| 4.9 | Ranges/Ovens/Cooktops | • | | | | |
| 4.10 | Refrigerator | • | | | | |
| 4.11 | Range Hood (s) | • | | | | |
| 4.12 | Heating | • | | | | |

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IN NI NP RR

Comments:

4.0 Ceiling in need of repair.



4.0 Item 1(Picture) Ceiling in need of repair.

4.5 One cabinet door is loose.



4.5 Item 1(Picture) One cabinet door is loose.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Master Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Master Bedroom

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|--|
| 5.0.A | Ceilings | • | | | • | Ceiling Materials: Ceiling Tile Plaster Wall Material: Plaster Floor Covering(s): Hardwood T&G Interior Doors: Wood Window Types: AGED Single-hung |
| 5.1.A | Walls | • | | | | |
| 5.2.A | Floors | • | | | | |
| 5.3.A | Doors (representative number) | • | | | | |
| 5.4.A | Windows (representative number) | • | | | | |
| 5.5.A | Outlets, Switches and Fixtures | • | | | | |
| 5.6.A | Heat Source | • | | | | |

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IN NI NP RR

Comments:

5.0.A Ceiling tile damaged in two locations.



5.0.A Item 1(Picture) Ceiling tile damaged in two locations.



5.0.A Item 2(Picture) Ceiling tile damaged in two locations.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Office

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Office

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.B | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.B | Walls | • | | | | Wall Material: Plaster |
| 5.2.B | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.B | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.B | Windows (representative number) | • | | | | Window Types: AGED Single-hung |
| 5.5.B | Outlets, Switches and Fixtures | • | | | | |
| 5.6.B | Heat Source | • | | | | |

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IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C) . Bedroom 2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom 2

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.C | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.C | Walls | • | | | | Wall Material: Plaster |
| 5.2.C | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.C | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.C | Windows (representative number) | • | | | • | Window Types: AGED Single-hung |
| 5.5.C | Outlets, Switches and Fixtures | • | | | | |
| 5.6.C | Heat Source | • | | | | |

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IN NI NP RR

5.4.C East facing window has broken glass.



5.4.C Item 1(Picture) East facing window has broken glass.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D) . Bedroom 3 (no closet)

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom 3 (no closet)

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.D | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.D | Walls | • | | | | Wall Material: Plaster |
| 5.2.D | Floors | • | | | | Floor Covering(s): Painted |
| 5.3.D | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.D | Windows (representative number) | • | | | • | Window Types: AGED Single-hung |
| 5.5.D | Outlets, Switches and Fixtures | • | | | | |
| 5.6.D | Heat Source | • | | | | |

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IN NI NP RR

5.4.D North facing window has broken glass.



5.4.D Item 1(Picture) North facing window has broken glass.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(E) . Craft Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Craft Room

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.E | Ceilings | • | | | | Ceiling Materials: Wood |
| 5.1.E | Walls | • | | | | Wall Material: Wood |
| 5.2.E | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.E | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.E | Windows (representative number) | • | | | | Window Types: AGED Single-hung |
| 5.5.E | Outlets, Switches and Fixtures | • | | | • | |
| 5.6.E | Heat Source | • | | | | |

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IN NI NP RR

5.0.E Ceiling is stained, likely from prior water leak.



5.0.E Item 1(Picture) Ceiling is stained, likely from prior water leak.

5.5.E 3 prong outlet in this room is not grounded.



5.5.E Item 1(Picture) 3 prong outlet in this room is not grounded.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(F) . Bedroom 4

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom 4

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.F | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.F | Walls | • | | | | Wall Material: Plaster |
| 5.2.F | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.F | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.F | Windows (representative number) | • | | | • | Window Types: AGED Single-hung |
| 5.5.F | Outlets, Switches and Fixtures | • | | | | |
| 5.6.F | Heat Source | • | | | | |

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IN NI NP RR

5.4.F West facing window has broken glass.



5.4.F Item 1(Picture) West facing window has broken glass.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(G) . Bedroom 5

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Bedroom 5

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.G | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.G | Walls | • | | | | Wall Material: Plaster |
| 5.2.G | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.G | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.G | Windows (representative number) | • | | | | Window Types: AGED Single-hung |
| 5.5.G | Outlets, Switches and Fixtures | • | | | | |
| 5.6.G | Heat Source | • | | | | |

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IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(H) . Foyer

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Foyer

| | | IN | NI | NP | RR | Styles & Materials |
|-------|--|----|----|----|----|---|
| 5.0.H | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.H | Walls | • | | | | Wall Material: Plaster |
| 5.2.H | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.H | Steps, Stairways, Balconies and Railings | • | | | | Window Types: AGED |
| 5.4.H | Windows (representative number) | • | | | | Single-hung |
| 5.5.H | Outlets, Switches and Fixtures | • | | | | |
| 5.6.H | Heat Source | • | | | | |

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IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(I) . Den

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Den

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.I | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.I | Walls | • | | | | Wall Material: Plaster |
| 5.2.I | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.I | Doors (representative number) | • | | | | Interior Doors: Wood |
| 5.4.I | Windows (representative number) | • | | | | Window Types: AGED Single-hung |
| 5.5.I | Outlets, Switches and Fixtures | • | | | | |
| 5.6.I | Heat Source | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(J) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Living Room

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.J | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.J | Walls | • | | | | Wall Material: Plaster |
| 5.2.J | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.J | Windows (representative number) | • | | | | Window Types: AGED |
| 5.4.J | Outlets, Switches and Fixtures | • | | | • | Single-hung Casement |
| 5.5.J | Heat Source | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

5.4.J Receptacle on West wall is not grounded.



5.4.J Item 1(Picture) Receptacle on West wall is not grounded.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(K) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Dining Room

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---------------------------------|----|----|----|----|---|
| 5.0.K | Ceilings | • | | | | Ceiling Materials: Plaster |
| 5.1.K | Walls | • | | | | Wall Material: Plaster |
| 5.2.K | Floors | • | | | | Floor Covering(s): Hardwood T&G |
| 5.3.K | Windows (representative number) | • | | | • | Window Types: AGED Single-hung |
| 5.4.K | Outlets, Switches and Fixtures | • | | | | |
| 5.5.K | Heat Source | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

5.3.K South facing window in poor condition.



5.3.K Item 1(Picture) South facing window in poor condition.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Second Floor Bath



Second Floor Bath

| | | IN | NI | NP | RR | Styles & Materials |
|--------|---|----|----|----|----|--|
| 6.0.A | Ceiling | • | | | | Exhaust Fans: None Opening window |
| 6.1.A | Walls | • | | | | |
| 6.2.A | Floors | • | | | | |
| 6.3.A | Doors | • | | | | |
| 6.4.A | Windows | • | | | | |
| 6.5.A | Counters and Cabinets (representative number) | • | | | | |
| 6.6.A | Plumbing Drain, Waste and Vent Systems | • | | | | |
| 6.7.A | Plumbing Water Supply, Distribution System and Fixtures | • | | | | |
| 6.8.A | Outlets, Switches and Fixtures | • | | | | |
| 6.9.A | Exhaust Fan | | | • | | |
| 6.10.A | Heat Source | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

6(B) . Main Floor Bath



Main Floor Bath

| | | IN | NI | NP | RR | Styles & Materials |
|--------|---|----|----|----|----|---------------------------------|
| 6.0.B | Ceiling | • | | | | Exhaust Fans: Fan with light |
| 6.1.B | Walls | • | | | | |
| 6.2.B | Floors | • | | | | |
| 6.3.B | Doors | • | | | | |
| 6.4.B | Windows | • | | | | |
| 6.5.B | Counters and Cabinets (representative number) | • | | | | |
| 6.6.B | Plumbing Drain, Waste and Vent Systems | • | | | | |
| 6.7.B | Plumbing Water Supply, Distribution System and Fixtures | • | | | | |
| 6.8.B | Outlets, Switches and Fixtures | • | | | | |
| 6.9.B | Exhaust Fan | • | | | | |
| 6.10.B | Heat Source | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

6(C) . Laundry



Laundry

| | | IN | NI | NP | RR | Styles & Materials |
|-------|---|----|----|----|----|---|
| 6.0.C | Walls | • | | | | Dryer Vent Material: Vinyl (recommend replacement) Dryer Fuel Source: Electric |
| 6.1.C | Floors | • | | | | |
| 6.2.C | Plumbing Drain, Waste and Vent Systems | • | | | | |
| 6.3.C | Plumbing Water Supply, Distribution System and Fixtures | • | | | | |
| 6.4.C | Outlets, Switches and Fixtures | • | | | | |
| 6.5.C | Dryer Venting | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

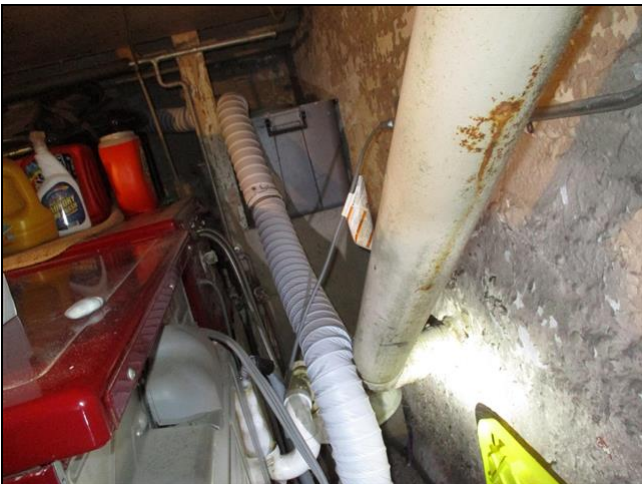
Comments:

6.2.C Plumbing standpipe is short but there is no evidence of leaking.



6.2.C Item 1(Picture) Plumbing standpipe is short but there is no evidence of leaking.

6.5.C Recommend replacing vinyl dryer vent tubing with UL-181 approved flexible dryer vent material.



6.5.C Item 1(Picture) Recommend replacing vinyl dryer vent tubing with UL-181 approved flexible dryer vent material.

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Floor System

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 7.0 | Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | • | | | | Foundation: Stone Floor Structure: 2 X 10 Wall Structure: Masonry |
| 7.1 | Walls (Structural) | • | | | | |
| 7.2 | Columns or Piers | • | | | | |
| 7.3 | Floors (Structural) | • | | | • | |
| 7.4 | Insulation Under Floor System | | | • | | |
| 7.5 | Foundation wall insulation | | | • | | |
| 7.6 | Basement Stairs | • | | | | |
| | | IN | NI | NP | RR | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 Inspected where accessible.

Slab floor is main basement is damp.



7.0 Item 1(Picture) Slab floor is main basement is damp.

7.3 When main floor bath was remodeled, a floor joist was cut completely. While chances of future floor failure are slim, the floor joist should have been properly 'boxed'



7.3 Item 1(Picture) When main floor bath was remodeled, a floor joist was cut completely. While chances of future floor failure are slim, the floor joist should have been properly 'boxed'



7.3 Item 2(Picture) Example of compromised floor joist that has not failed

7.6 Basement stairs are steep.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

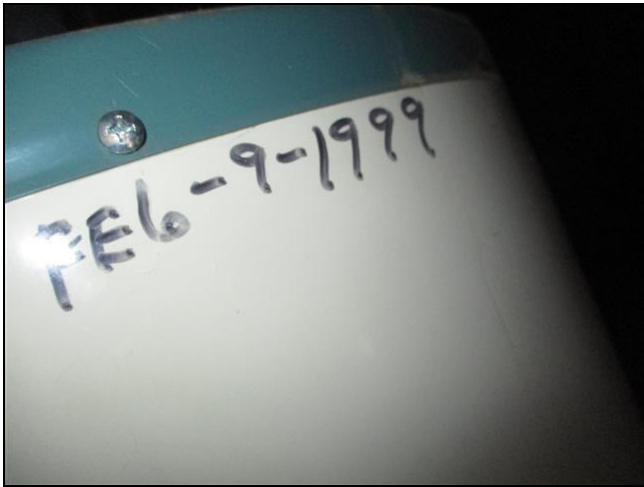


Water Heater

| | | IN | NI | NP | RR | Styles & Materials |
|--|---|----|----|----|----|---|
| 8.0 | Plumbing Drain, Waste and Vent Systems | • | | | | Water Source: Public |
| 8.1 | Plumbing Water Supply, Distribution System and Fixtures | • | | | | Plumbing Water |
| 8.2 | Hot Water Systems, Controls, Chimneys, Flues and Vents | • | | | | Distribution (inside home): Copper Galvanized PEX |
| 8.3 | Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks) | • | | | | Washer Drain Size: 1 1/2" Diameter (undersized) |
| 8.4 | Sump Pump | | | • | | Plumbing Waste: PVC Cast iron ABS |
| IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace | | | | | | Water Heater Power |
| | | | | | | Source: Natural Gas |
| | | | | | | Water Heater Capacity: 40 Gallon |
| | | | | | | Water Heater Location: Basement |
| | | | | | | WH Manufacturer: RELIANCE |

Comments:

8.2 NOTE - water heater installed in 1999 and is well beyond its expected life. It would not be unreasonable to expect to have to replace the water heater soon.

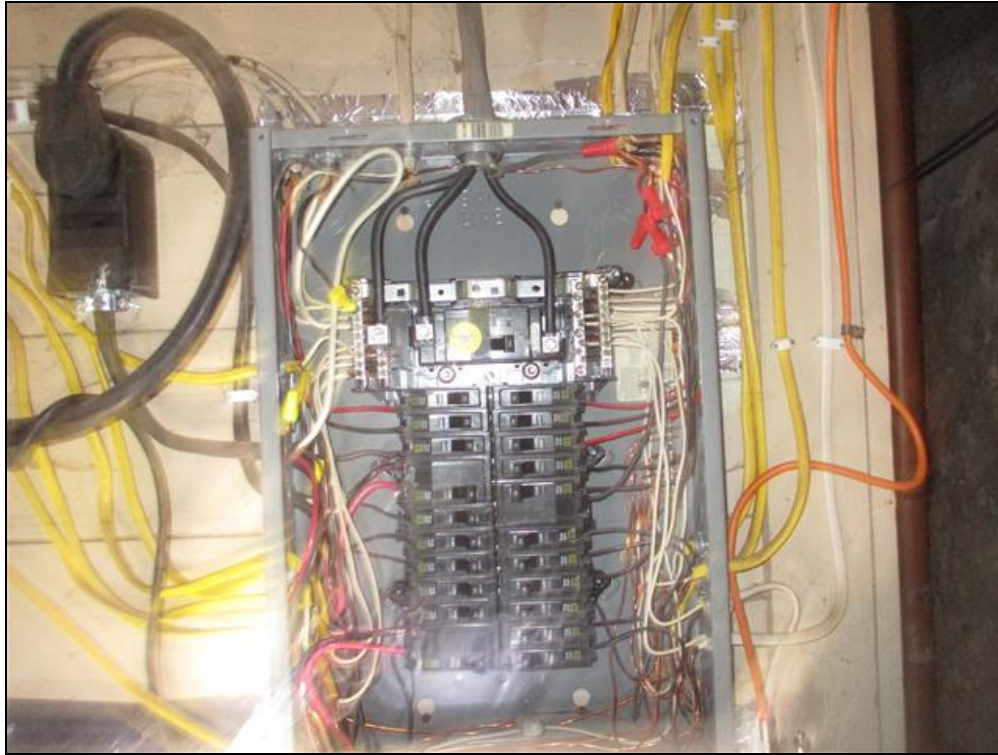


8.2 Item 1(Picture) NOTE - water heater installed in 1999 and is well beyond its expected life. It would not be unreasonable to expect to have to replace the water heater soon.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Main distribution panel

| | | IN | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 9.0 | Service Entrance Conductors | • | | | | Electrical Service Conductors: Overhead service Panel Capacity: 100 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: SQUARE D Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex Knob and Tube |
| 9.1 | Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels | • | | | | |
| 9.2 | Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage | • | | | | |
| 9.3 | Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house) | • | | | | |
| 9.4 | Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure | • | | | | |
| 9.5 | Operation of GFCI (Ground Fault Circuit Interrupters) | • | | | | |
| 9.6 | Location of Main and Distribution Panels | • | | | | |
| 9.7 | Smoke Detectors | | • | | | |
| 9.8 | UPPCO Customers | • | | | | |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.1 Distribution includes one main panel and a plugged in sub panel that appears to have been used for indoor agriculture.

9.3 While the far majority of wiring has been replaced in this home, there is still active knob and tube wiring in basement.



9.3 Item 1(Picture) While the far majority of wiring has been replaced in this home, there is still active knob and tube wiring in basement.

9.6 Main distribution panel located in basement.

9.7 Recommend installation of new smoke detectors.

9.8 UPPCO (Upper Peninsula Power Company) offers free energy audits to there customers and will provide energy savings measures at no charge including LED light bulbs, air purifiers, nigh lights, and desk lamps. Contact energyefficiency@uppc.com or call (906) 449-2222.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Heating System

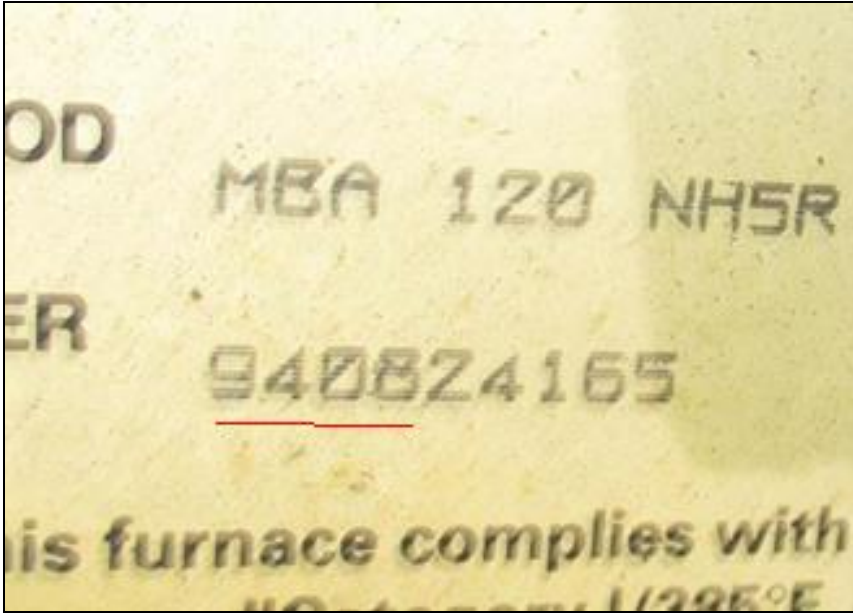
| | | IN | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|--|
| 10.0 | Heating Equipment | • | | | | Heat Type: Furnace |
| 10.1 | Normal Operating Controls | • | | | | Energy Source: Natural gas |
| 10.2 | Automatic Safety Controls | • | | | | Number of Heat Systems (excluding wood): One |
| 10.3 | Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | • | Heat System Brand: CONSOLIDATED INDUSTRIES |
| 10.4 | Presence of Installed Heat Source in Each Room | • | | | | Ductwork: Non-insulated Missing |
| 10.5 | Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) | • | | | • | Filter Type: Disposable |
| 10.6 | Solid Fuel Heating Devices (Fireplaces, Woodstove) | | | • | | Types of Fireplaces: None |
| 10.7 | Gas/LP Firelogs and Fireplaces | | | • | | Number of Woodstoves: None |
| 10.8 | Cooling and Air Handler Equipment | | | • | | Air Conditioning Type: Window AC |

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

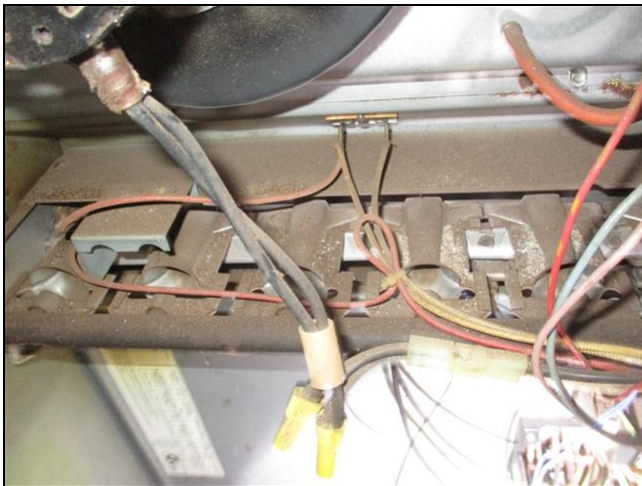
IN NI NP RR

Comments:

10.0 Furnace was manufactured August of 1994 and has had approximately 30 years of service. Interior of furnace is very dirty, recommend having heating system serviced by licensed mechanical contractor. The natural gas utility (Semco Energy) does provide rebates for tune ups of heating systems.



10.0 Item 1(Picture) Furnace was manufactured August of 1994 and has had approximately 30 years of service.



10.0 Item 2(Picture) Interior of furnace is very dirty, recommend having heating system serviced by licensed mechanical contractor.

10.3 Filter is in poor condition and open to the basement. Not all return air comes from the living space.



10.3 Item 1(Picture)

10.5 Exhaust pipe for furnace has rotted and needs to be replaced. This has a potential for carbon monoxide leak, and with significant return air pulling from the basement there is a possibility of distributing carbon monoxide through home if this exhaust pipe is not repaired.



10.5 Item 1(Picture) Exhaust pipe for furnace has rotted and needs to be replaced.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

Building Results

141 Noren Rd
Iron River, Mi 49935

906.361.6900

homeinspectorup@aol.com

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

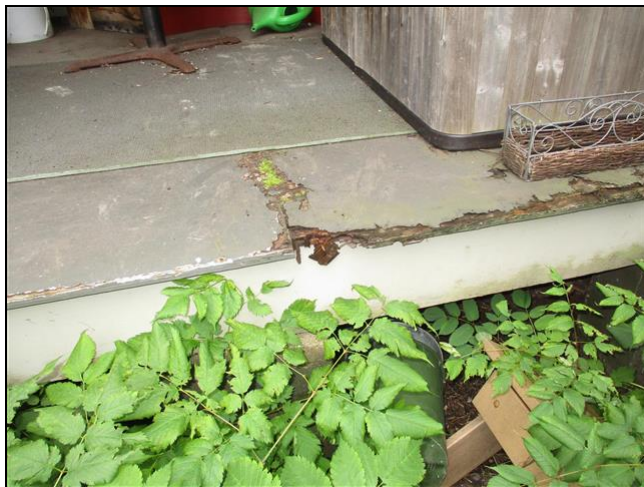
2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

East side porch and pillars show signs of water damage.

Steps for South entry in poor condition.



2.3 Item 1(Picture) East side porch and pillars show signs of water damage.



2.3 Item 2(Picture) East side porch and pillars show signs of water damage.



2.3 Item 3(Picture) East side porch and pillars show signs of water damage.



2.3 Item 4(Picture) Steps for South entry in poor condition.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

Entire yard of overgrown. East and North sides of home have too much shading which contributes to moisture issues at East entry.

Large pile of brush on South side of detached garage.



2.4 Item 1(Picture) Entire yard of overgrown. East and North sides of home have too much shading which contributes to moisture issues at East entry.



2.4 Item 2(Picture) Large pile of brush on South side of detached garage.

2.7 Light fixtures and electrical outlets (exterior)

Inspected, Repair or Replace

Weatherproof cover is missing.

Entrance cable is routed through trees on East side that may need to be trimmed.



2.7 Item 1(Picture) Weatherproof cover is missing.



2.7 Item 2(Picture) Entrance cable is routed through trees on East side that may need to be trimmed.

4. Kitchen Components and Appliances

4.0 Ceiling

Inspected, Repair or Replace

Ceiling in need of repair.



4.0 Item 1(Picture) Ceiling in need of repair.

4.5 Counters and Cabinets (representative number)

Inspected, Repair or Replace

One cabinet door is loose.



4.5 Item 1(Picture) One cabinet door is loose.

5(A) . Master Bedroom

5.0.A Ceilings

Inspected, Repair or Replace

Ceiling tile damaged in two locations.



5.0.A Item 1(Picture) Ceiling tile damaged in two locations.



5.0.A Item 2(Picture) Ceiling tile damaged in two locations.

5(C) . Bedroom 2

5.4.C Windows (representative number)

Inspected, Repair or Replace

East facing window has broken glass.



5.4.C Item 1(Picture) East facing window has broken glass.

5(D) . Bedroom 3 (no closet)

5.4.D Windows (representative number)

Inspected, Repair or Replace

North facing window has broken glass.



5.4.D Item 1(Picture) North facing window has broken glass.

5(E) . Craft Room

5.5.E Outlets, Switches and Fixtures

Inspected, Repair or Replace

3 prong outlet in this room is not grounded.



5.5.E Item 1(Picture) 3 prong outlet in this room is not grounded.

5(F) . Bedroom 4

5.4.F Windows (representative number)

Inspected, Repair or Replace

West facing window has broken glass.



5.4.F Item 1(Picture) West facing window has broken glass.

5(J) . Living Room

5.4.J Outlets, Switches and Fixtures

Inspected, Repair or Replace

Receptacle on West wall is not grounded.



5.4.J Item 1(Picture) Receptacle on West wall is not grounded.

5(K) . Dining Room

5.3.K Windows (representative number)

Inspected, Repair or Replace

South facing window in poor condition.



5.3.K Item 1(Picture) South facing window in poor condition.

7. Structural Components

7.3 Floors (Structural)

Inspected, Repair or Replace

When main floor bath was remodeled, a floor joist was cut completely. While chances of future floor failure are slim, the floor joist should have been properly 'boxed'



7.3 Item 1(Picture) When main floor bath was remodeled, a floor joist was cut completely. While chances of future floor failure are slim, the floor joist should have been properly 'boxed'



7.3 Item 2(Picture) Example of compromised floor joist that has not failed

10. Heating / Central Air Conditioning

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Filter is in poor condition and open to the basement. Not all return air comes from the living space.



10.3 Item 1(Picture)

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

Exhaust pipe for furnace has rotted and needs to be replaced. This has a potential for carbon monoxide leak, and with significant return air pulling from the basement there is a possibility of distributing carbon monoxide through home if this exhaust pipe is not repaired.



10.5 Item 1(Picture) Exhaust pipe for furnace has rotted and needs to be replaced.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

Building Results
141 Noren Rd
Iron River, Mi 49935

Inspection Date: 8/29/2023
Report ID:

906.361.6900

homeinspectorup@aol.com
Inspected By: Kerry Noble

| Customer Info: | Inspection Property: |
|---|----------------------|
| Customer's Real Estate Professional: | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|---------|-------|--------|---------------------------|
| | | | Tax \$0.00 |
| | | | Total Price \$0.00 |

Payment Method: Credit Card
Payment Status: Paid
Note: