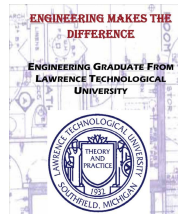


INSPECTION REPORT



For the Property at:
123 MAIN ST
BLOOMFIELD HILLS, MI 48304

Prepared for: ANN SMITH
Inspection Date: Monday, November 2, 2015
Prepared by: Christopher Daggy



Property Engineers, LLC
32863 Balmoral
Franklin, MI 48025
888-200-HOME
248-867-4132
Fax: 248-644-8947

www.propertyengineers.biz
Cdaggy@PropertyEngineers.Biz



INVOICE

December 17, 2015

Client: Ann Smith

Report No. 2217, v.3

For inspection at:

123 Main St

Bloomfield Hills, MI

48304

on: Monday, November 2, 2015

Pre Purchase Inspection (4,000-4,499)	\$440.00
---------------------------------------	----------

Radon test	\$120.00
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Finished Basement	\$125.00
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Total	<u>\$685.00</u>
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PAID IN FULL - THANK YOU!

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Fax: 248-644-8947
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SUMMARY

123 Main St, Bloomfield Hills, MI November 2, 2015

Report No. 2217, v.3

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	PARKING ST	SITE INFO	POOL AND S	APPLIANCES	RADON	APPENDIX	REFERENCE		

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • No roofing recommendations are offered as a result of this inspection.

Exterior

General

• Landscape sprinklers: Recommend review of sprinkler system.

Implication(s): Concealed defects

Task: Further evaluation

Time: Immediate

• Area under deck is sealed. The exterior finish material are stucco panels. The panels area not designed for direct ground contact or high moisture at rear of product. Panels area damaged. Recommend review of area and improve design.

Location: Rear deck

Task: Improve

Time: Immediate

WALLS \ Trim

Condition: • [Rot or insect damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

Condition: • [Caulking missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

Condition: • Paint or stain needed

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

WALLS \ Stucco and EIFS

Condition: • Numerous area of concerns present. Recommend further evaluation of of EIFS. Repairs required to make weather tight. Possible concealed damage. Repairs can be very expensive.

Task: Further evaluation

Time: Immediate

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Cost: Major

Condition: • [Link to EIFS issues.](#)

Condition: • Telegraphing present - Foam panels are reflecting through surface.

Condition: • Animal activity

Condition: • [Mechanical damage](#)

Horizontal cracking present at original chimney. Suspect movement and water entry.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Repair

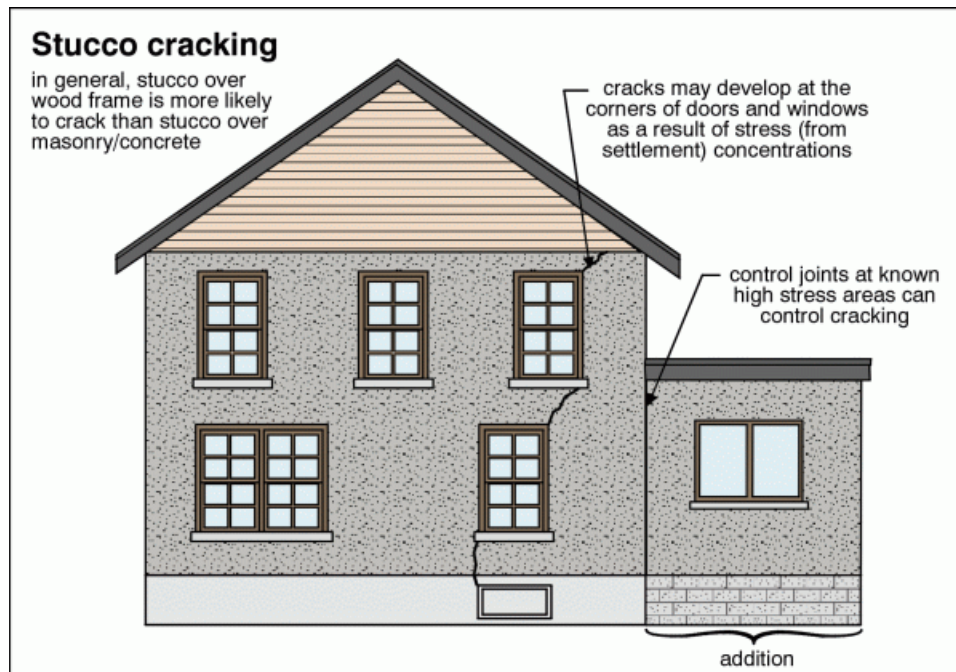
Time: Immediate

Condition: • [Cracked](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Further evaluation

Time: Immediate



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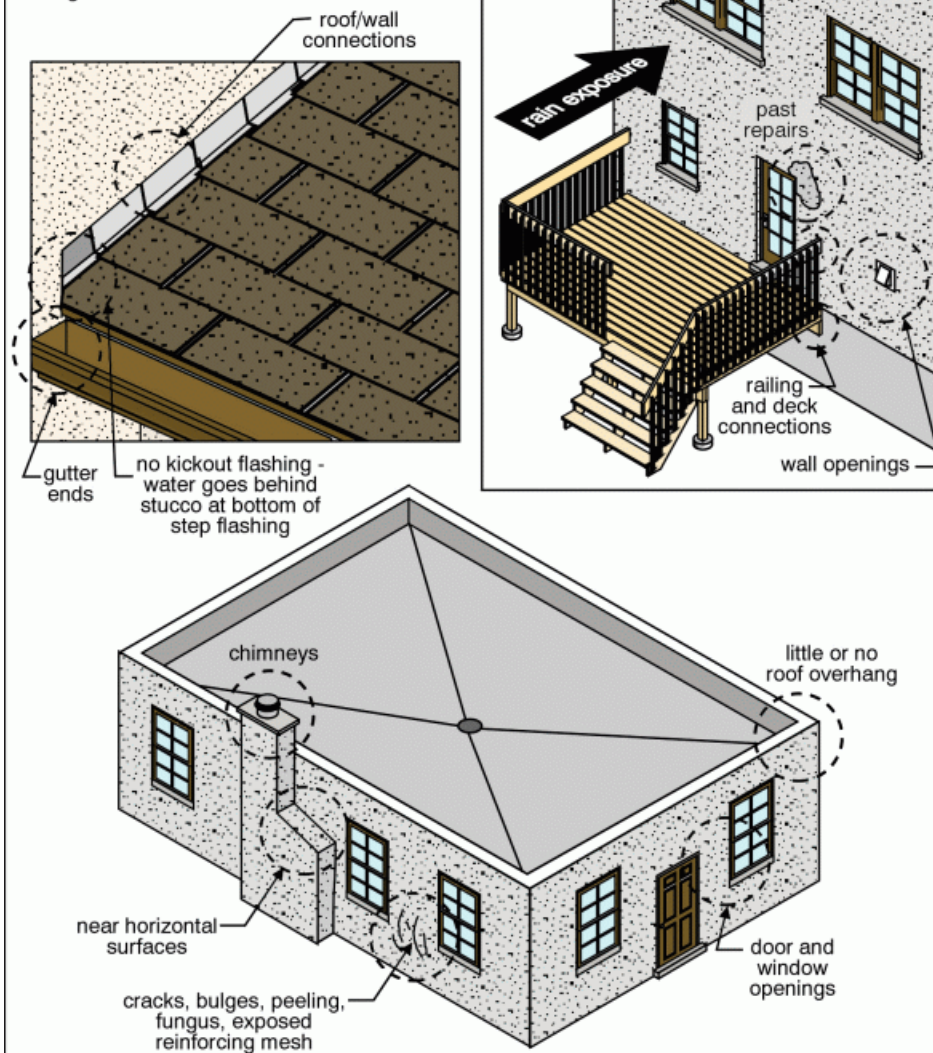
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Exterior inspection strategy for EIFS

things to watch for:



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1. Cracked



2. Cracked



3. Cracked



4. Cracked

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5. Cracked



6. Cracked



7. Cracked



8. Cracked

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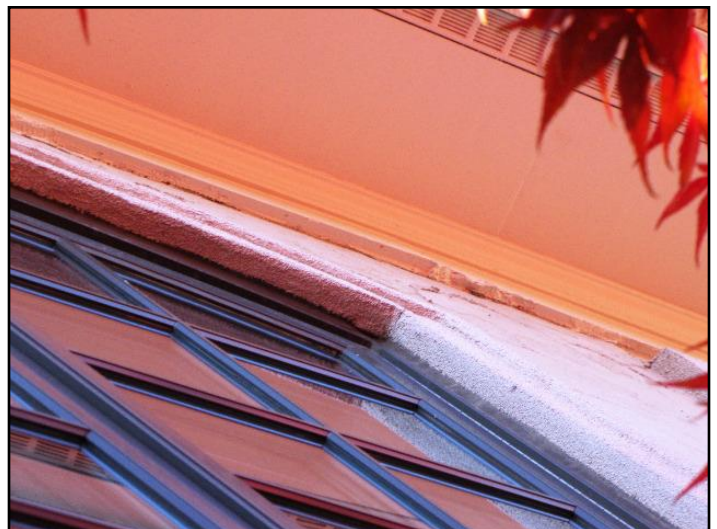
9. Cracked



10. Cracked



11. Cracked



12. Cracked

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13. Cracked



14. Cracked



15. Cracked



16. Cracked

Condition: • [Patched](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

WALLS \ Brick, stone and concrete

Condition: • Mortar failure at joints.

Task: Service

Time: Immediate

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Repair or replace

Time: Immediate

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Structure

General

- Recommend providing access to allow for inspection.

Implication(s): Concealed defects

Location: Attic

Task: Further evaluation

Time: Immediate

- Exterior wall finish (EIFS) is known to cause moisture issues with exterior framing. The finish system is damaged and animal entry is present.

Implication(s): Concealed defects

Task: Further evaluation

Time: Immediate

FOUNDATIONS \ Foundation

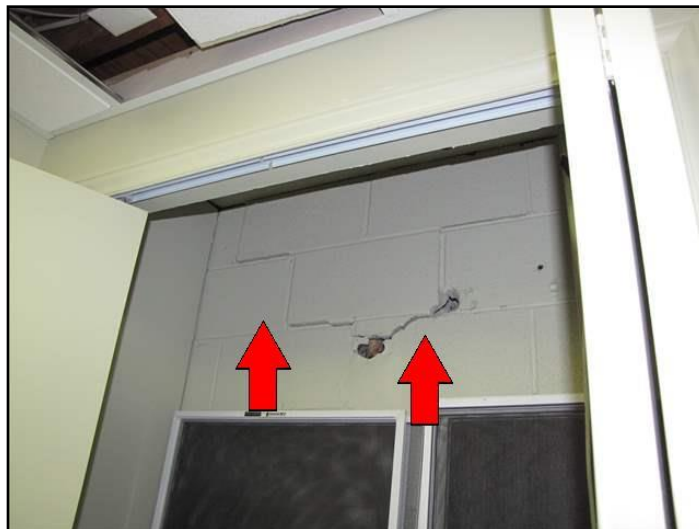
Condition: • [Mechanical damage](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

Time: Immediate



17. Mechanical damage

Electrical

General

- Generator is located under rear deck with walls sealed. High moisture in the space which has caused extensive corrosion issues with unit. Concerned about exhaust being unable to exit space and creating additional moisture issues.

Location: Electrical back up generator

Task: Further evaluation

Time: Immediate

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SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Grounding: Recommend installing grounding rod system. Recommend installing a continuous cable to the upstream side of water meter. Recommend bonding together the hot water lines, cold water lines and the gas piping.

Implication(s): Fire and safety issues.

Task: Improve

Time: Immediate

Heating

General

• Recommend review of heating system by a licensed heating contractor to verify if all dampers are working properly.

Task: Further evaluation

Time: Immediate

GAS FURNACE \ Gas burners

Condition: • [Dirt or soot](#)

Clean furnace and inspect heat exchanger.

Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort

Location: Zones 1 and 2

Task: Further evaluation Clean

Time: Immediate

GAS FURNACE \ Ducts, registers and grilles

Condition: • The ductwork that feeds the basement is located under the slab. Water has been entering the ductwork. A sump has been dropped into the duct to remove the water. The ductwork is not designed to have water enter and it could cause deterioration of the ductwork and mold growth. Recommend removal of sump pump. Repairs could be extensive to correct.

Task: Further evaluation

Time: Immediate



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GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Condensate problems](#)

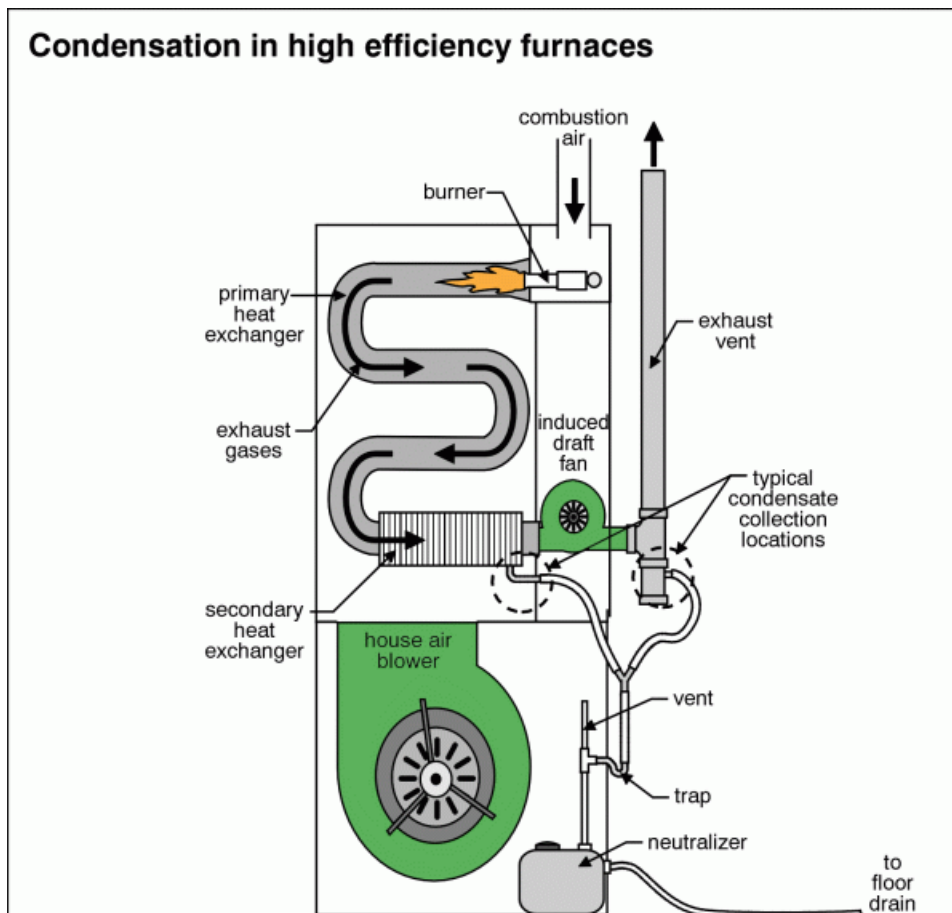
Condensate from exhaust and from air conditioning drains into a 5 gallon bucket which has a sump pump. Recommend review of design.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Zone 3

Task: Improve

Time: Immediate



FIREPLACE \ General

Condition: • Evidence of water entry into masonry structure. Horizontal cracks and stains at exterior finish.

Location: Masonry chimney

Task: Further evaluation

Time: Immediate

Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Task: Further evaluation Clean

Time: Immediate

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Cooling & Heat Pump

General

- Recommend further evaluation when weather allows operation of system.

Task: Further evaluation

Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

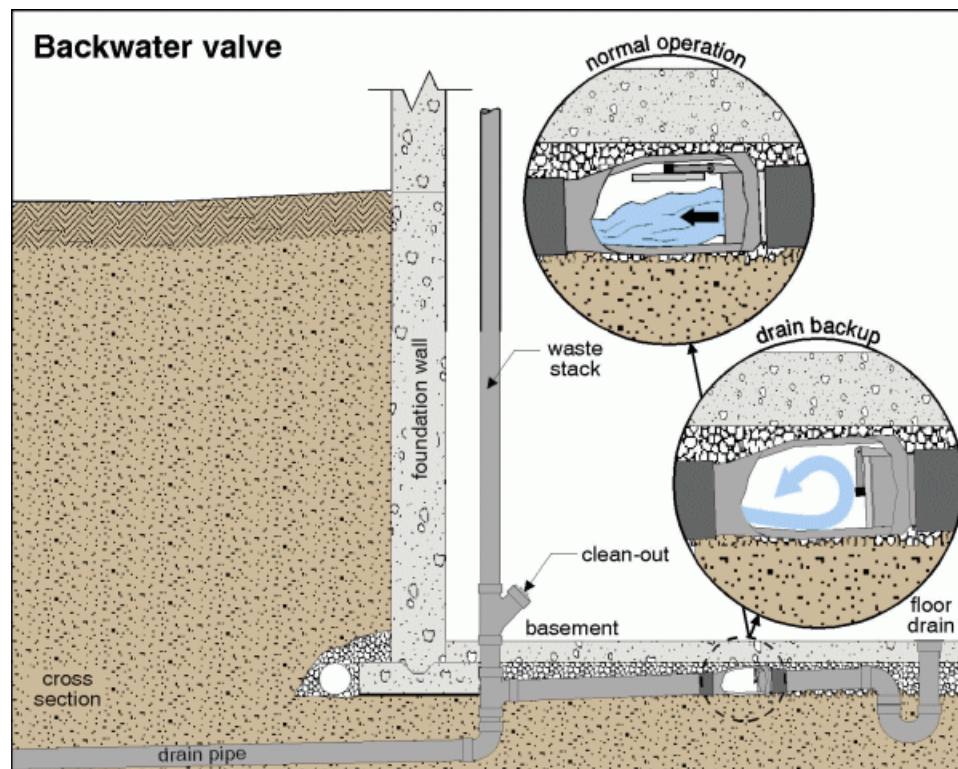
Plumbing

General

- Backwater protection: Recommend further evaluation to determine if protection is present. Consider installing if not present.

Task: Further evaluation

Time: Immediate



- Main sewer clean out: Unable to locate. Recommend exposing clean out.

Task: Further evaluation

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WASTE PLUMBING \ Sump pump

Condition: • Back up sump pump has evidence of corrosion and leaks.

Task: Replace

Time: Discretionary

Condition: • Recommend verification of sump pump discharge location.

Task: Further evaluation

Time: Immediate

Condition: • Recommend installing sealed lid to control the entry of radon gas and for safety.

Task: Improve

Time: Discretionary

FIXTURES AND FAUCETS \ Faucet

Condition: • Loose sprayer

Location: Kitchen

Task: Repair

Time: Immediate



20.

Condition: • [Drip, leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Repair

Time: Immediate

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21. Drip, leak

Interior

DOORS \ Doors and frames

Condition: • Door wall that separate the bedroom and sitting area does not fully retract.

Location: Master Bedroom

Task: Service

Time: Discretionary



22.

BASEMENT \ Leakage

Condition: • Further evaluation to determine cause of water stain at carpet.

Location: Basement

Task: Further evaluation

Time: Immediate

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More Info

General

- [Recommend review by a security company to review client's security and safety needs.](#)

Implication(s): Safety issues

Task: Further evaluation

Time: Discretionary

GUARDIAN
ALARM • GUARD • MEDICAL MONITORING

Why Guardian Alarm?

Feature	Guardian	Advantage	Benefit
Michigan Based Company	✓	We employ over 1000 Michigan Employees.	Our employees invest each day in our Michigan success.
Family Owned and Operated Company	✓	Our name is our reputation. The Person Family is personally vested in customer satisfaction.	Customers come first. We know, respect and value. Higher satisfaction level for you.
Over 75 Years of Experience	✓	State of the art solutions are backed with years of cutting knowledge and experience.	Trust and ease - never giving in to the customer.
Company Owned 24/7, 24 Hour Fully Redundant All Round Control Monitoring Station Located in Michigan	✓	Vigorous certification coupled with market knowledge. We never compromise our your monitoring, like none of our competitors do.	The quickest and most accurate alarm response. Low risk, low frustration, and lower false alarms.
24 Hour Service Response With Around the Clock Service	✓	You are first in line with Guardian. "True and expert" competence can't deliver this service.	Low risk, frustration and downtime - Increased peace of mind. You save time and money we need to take time off work!
24 Hour Back & Monitor Protection Guarantee	✓	Only Guardian offers this guarantee and backs up their service with this offer.	You have complete confidence in knowing your system design and service provided by Guardian are the best in the industry.
ISO9001, ISO 14001 and ISO 27001 Certified Company and Facilities	✓	Quality control and the highest level of competency in the industry. Superior relationships with our clients.	Reliability and effectiveness of your security solutions. We do not have competitors in small to medium size companies, so we always know who to be your partner or business.
Integrated Security Solutions Including Remote Video and Manual Alarm Control	✓	Integrated security management, without security solutions with virtual capabilities, easy to use solutions.	More use from your security with lower equipment costs, lower security costs, and lower security management costs.

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Guardian HQ: 20000 Southfield Road, Southfield, MI 48075
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23.

- Recommend review by an exterminator to remove birds, animals and waste.

Task: Further evaluation

Time: Immediate

- Recommend a review for wood destroying insects and related damage.

Task: Further evaluation

Time: Immediate

- Recommend performing air quality testing for the presence of mold.

Task: Further evaluation

Time: Immediate

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Pool and Spa

General

- Recommend further evaluation of pool and related equipment. This would include but not limited to the fencing, electrical, pump, filter, heater, shell and apron.

Task: Further evaluation

Time: Immediate

Radon

General

- See attached lab results

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Sloped roofing material: • Heat tape noted at valley. • Garage roof: Same as house • Number of Layers: 1 • Ice shield noted at spot inspection location. • Estimated Age: 11-15 Years

Sloped roofing material: • [Asphalt shingles](#) • Composition shingles

Limitations

Roof inspection limited/prevented by: • Attic: No access

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • Attic

Note: See limitations

Inspection performed: • With binoculars from the ground • From roof edge

Recommendations

RECOMMENDATIONS \ Overview

1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

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Description

General: • Exterior Images



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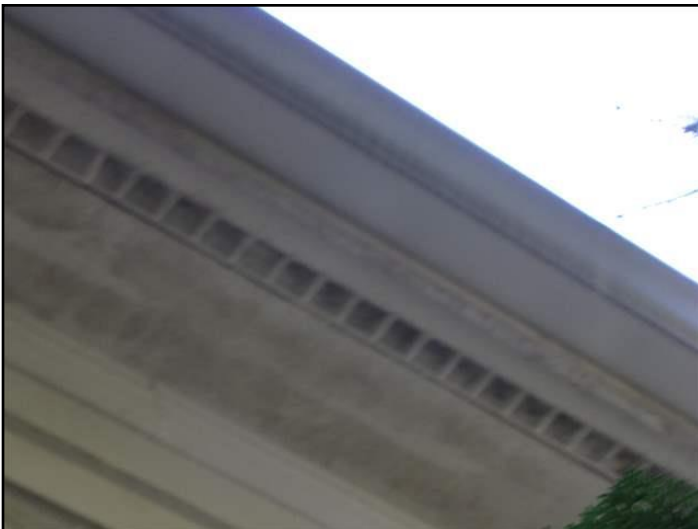
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55.

General: • Landscape sprinklers present.

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56. Landscape sprinklers present.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • Limestone

Wall surfaces: • [EIFS](#)

Soffit and fascia: • [Wood](#) • [Hardboard/Plywood](#)

Retaining wall: • [Stone](#)

Driveway: • Asphalt

Walkway: • Pavers

Deck: • Synthetic wood

Porch: • Masonry with concrete slab

Patio: • Pavers

Limitations

General: • Landscape sprinklers: Water off / Unable to operate.

General: • Landscape lighting not inspected.

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Recommendations

General

2. • Landscape sprinklers: Recommend review of sprinkler system.

Implication(s): Concealed defects

Task: Further evaluation

Time: Immediate

3. • Area under deck is sealed. The exterior finish material are stucco panels. The panels area not designed for direct ground contact or high moisture at rear of product. Panels area damaged. Recommend review of area and improve design.

Location: Rear deck

Task: Improve

Time: Immediate

WALLS \ Trim

4. **Condition:** • [Rot or insect damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

5. **Condition:** • [Caulking missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

6. **Condition:** • Paint or stain needed

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Service

Time: Immediate

WALLS \ Stucco and EIFS

7. **Condition:** • Numerous area of concerns present. Recommend further evaluation of of EIFS. Repairs required to make weather tight. Possible concealed damage. Repairs can be very expensive.

Task: Further evaluation

Time: Immediate

Cost: Major

8. **Condition:** • [Link to EIFS issues.](#)

9. **Condition:** • Telegraphing present - Foam panels are reflecting through surface.

10. **Condition:** • Animal activity

11. **Condition:** • [Mechanical damage](#)

Horizontal cracking present at original chimney. Suspect movement and water entry.

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

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Task: Repair

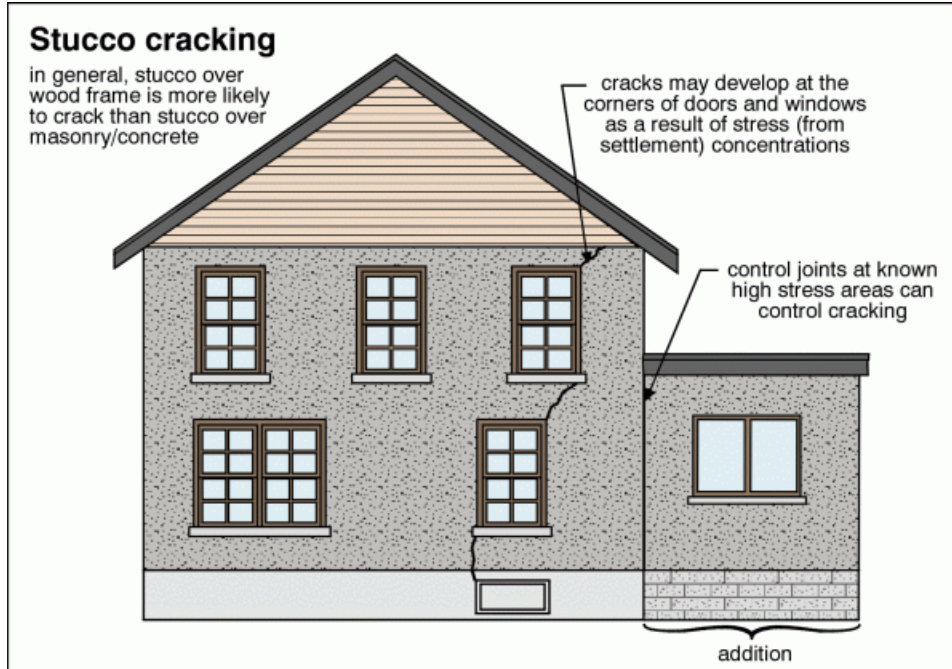
Time: Immediate

12. Condition: • [Cracked](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Task: Further evaluation

Time: Immediate



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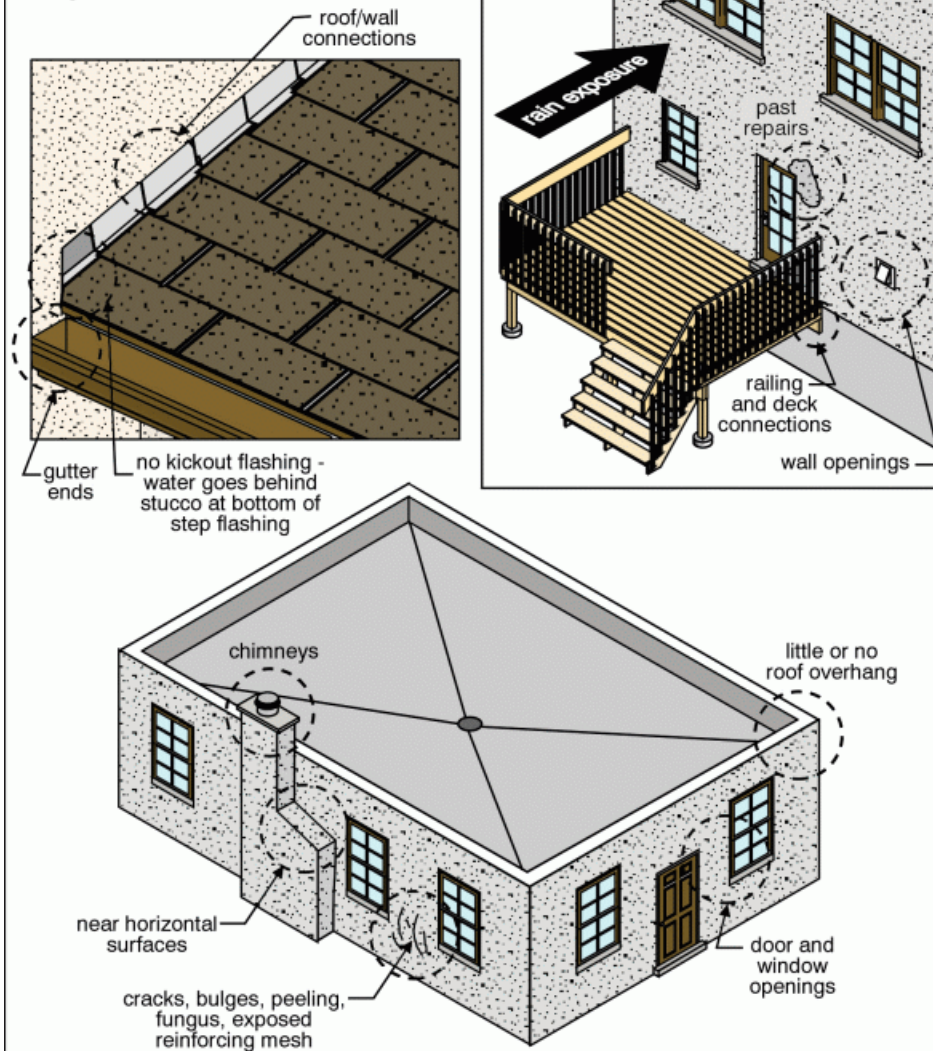
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Exterior inspection strategy for EIFS

things to watch for:



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57. Cracked



58. Cracked



59. Cracked



60. Cracked

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61. Cracked



62. Cracked



63. Cracked



64. Cracked

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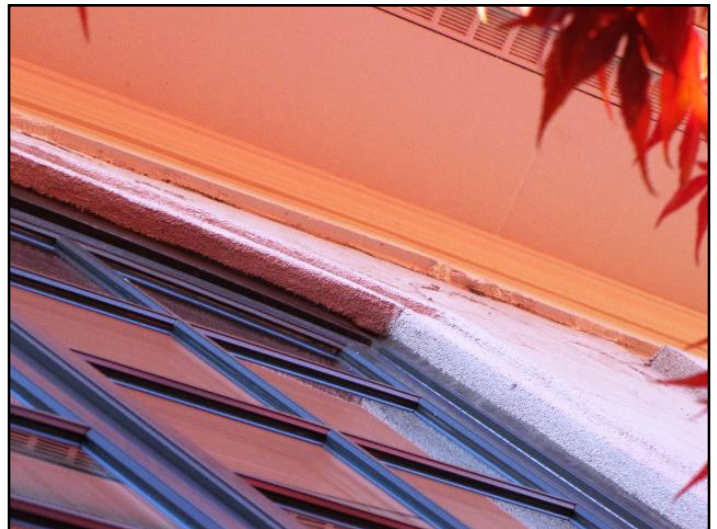
65. Cracked



66. Cracked



67. Cracked



68. Cracked

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69. Cracked



70. Cracked



71. Cracked



72. Cracked

13. Condition: • [Patched](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

WALLS \ Brick, stone and concrete

14. Condition: • Mortar failure at joints.

Task: Service

Time: Immediate

LANDSCAPING \ Driveway

15. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Repair or replace

Time: Immediate

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • [Concrete](#) • Steel columns • Steel beams • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

Recommendations

General

16. • Recommend providing access to allow for inspection.

Implication(s): Concealed defects

Location: Attic

Task: Further evaluation

Time: Immediate

17. • Exterior wall finish (EIFS) is known to cause moisture issues with exterior framing. The finish system is damaged and animal entry is present.

Implication(s): Concealed defects

Task: Further evaluation

Time: Immediate

FOUNDATIONS \ Foundation

18. Condition: • [Mechanical damage](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of structural movement

Location: Basement

Task: Repair

Time: Immediate

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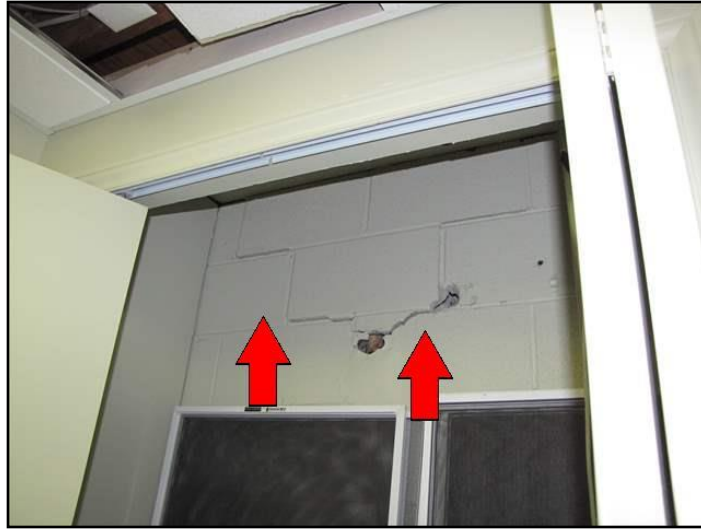
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73. *Mechanical damage*

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Description

General: • Generator



74.



75.



76.

Service entrance cable and location:

- [Underground aluminum](#)

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77. Underground aluminum

Service size: • [400 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [200 Amps](#)

X2

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#) • [Aluminum - ground rods](#)

Distribution panel type and location:

• [Breakers - basement](#)



78. Breakers - basement

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

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Type and number of outlets (receptacles): • [Grounded - typical](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

General: • Pool electrical not included in building inspection.

Inspection limited/prevented by: • Basement Ceiling • Attic: Limited access.

Inspection limited/prevented by: • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

19. • Generator is located under rear deck with walls sealed. High moisture in the space which has caused extensive corrosion issues with unit. Concerned about exhaust being unable to exit space and creating additional moisture issues.

Location: Electrical back up generator

Task: Further evaluation

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ System grounding

20. Condition: • Grounding: Recommend installing grounding rod system. Recommend installing a continuous cable to the upstream side of water meter. Recommend bonding together the hot water lines, cold water lines and the gas piping.

Implication(s): Fire and safety issues.

Task: Improve

Time: Immediate

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Description

General: • UV air treatment present

General: • Thermostat: Electronic

General: • [Link to filter descriptions](#)

Fuel/energy source:

• [Gas](#)



79. Gas

System type: • Garage



80.



81.

System type:

• [Furnace](#)

Zone 1: Basement Utility Room

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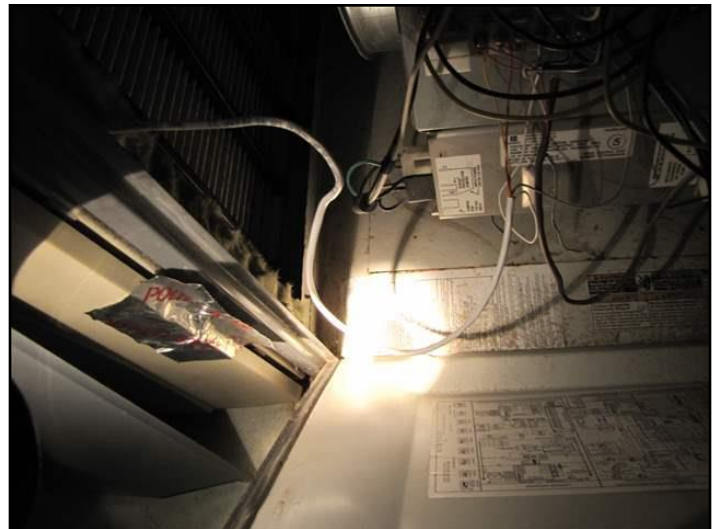
82. Furnace



83. Furnace



84. Furnace



85. Furnace

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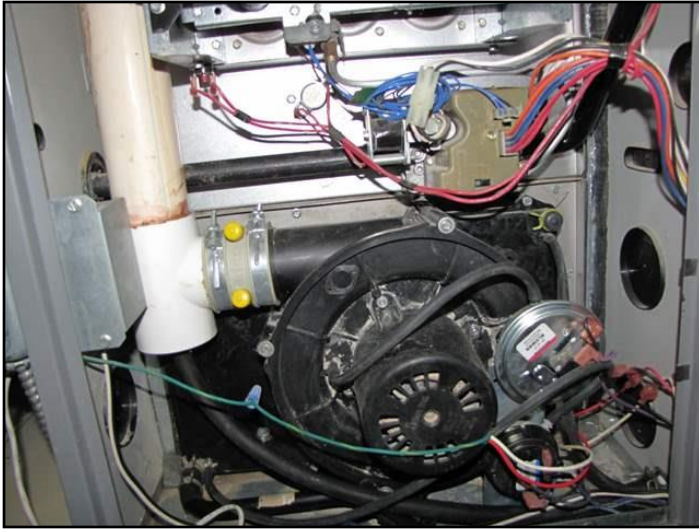
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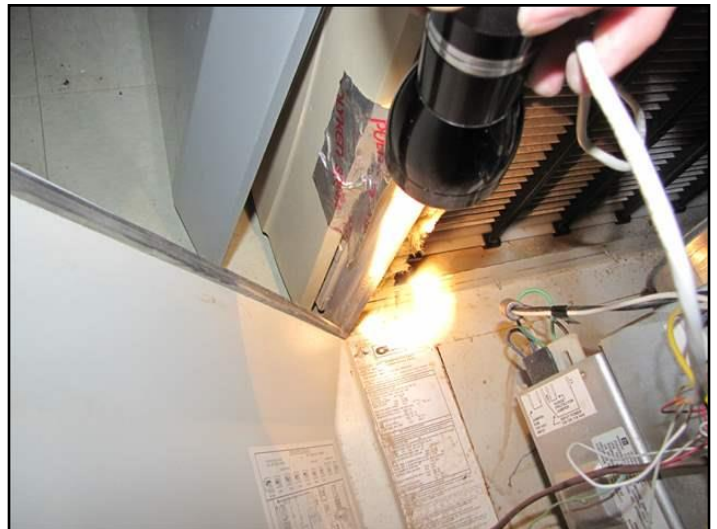
86. Furnace



87. Furnace



88. Furnace



89. Furnace

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90. Furnace

• [Furnace](#)

Zone 3: Garage Utility Room



91. Furnace



92. Furnace

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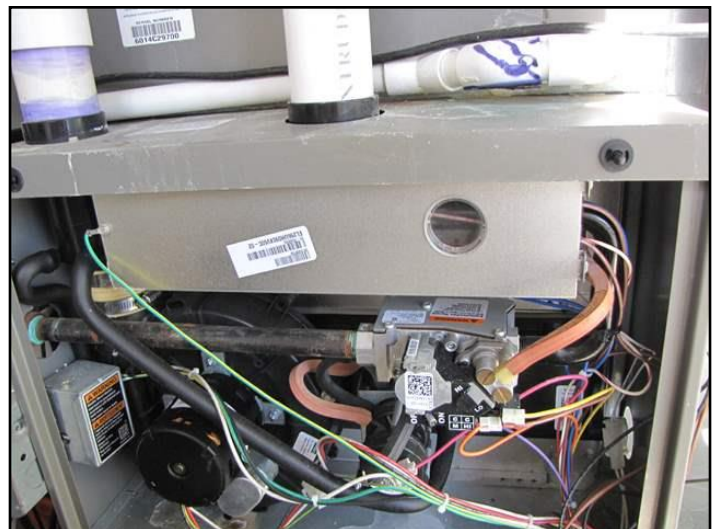
93. Furnace



94. Furnace



95. Furnace



96. Furnace

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97. Furnace



98. Furnace



99. Furnace



100. Furnace

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101. Furnace



102. Furnace



103. Furnace



104. Furnace

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105. Furnace

• [Furnace](#)

Zone 2: Basement Utility Room



106. Furnace



107. Furnace



108. Furnace

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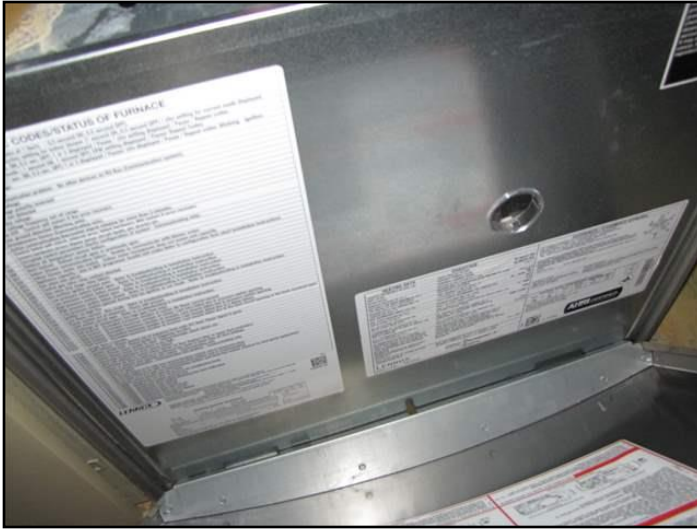
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109. Furnace



110. Furnace



111. Furnace



112. Furnace

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113. Furnace



114. Furnace



115. Furnace

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Approximate age:

• [1 year](#)

Zone 2

• [3 years](#)

Zone 3

• [13 years](#)

Zone 1

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

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Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Fireplace: • Masonry Fireplace

Note: Original



116. Masonry Fireplace

Fireplace:

- [Gas logs](#)
- [Factory-built](#)



117. Factory-built



118. Factory-built

Chimney/vent: • [Masonry](#) • [Metal](#)

Chimney liner: • [Metal](#) • [Clay](#)

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Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Outside - sealed combustion

Humidifiers: • [Trickle/cascade type](#)

Limitations

General: • UV air treatment not included in building inspection.

Inspection prevented/limited by: • Basement ceiling • Condensate drain pump not inspected.

Inspection prevented/limited by: • Chimney interiors and flues are not inspected • Top of chimney too high to see well

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined

Heat exchanger: • Only a small portion visible

Recommendations

General

21. • Recommend review of heating system by a licensed heating contractor to verify if all dampers are working properly.

Task: Further evaluation

Time: Immediate

GAS FURNACE \ Gas burners

22. Condition: • [Dirt or soot](#)

Clean furnace and inspect heat exchanger.

Implication(s): Equipment not operating properly | Increased heating costs | Reduced comfort

Location: Zones 1 and 2

Task: Further evaluation Clean

Time: Immediate

GAS FURNACE \ Ducts, registers and grilles

23. Condition: • The ductwork that feeds the basement is located under the slab. Water has been entering the ductwork. A sump has been dropped into the duct to remove the water. The ductwork is not designed to have water enter and it could cause deterioration of the ductwork and mold growth. Recommend removal of sump pump. Repairs could be extensive to correct.

Task: Further evaluation

Time: Immediate

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119.



120.

GAS FURNACE \ Mid- and high-efficiency gas furnace

24. Condition: • [Condensate problems](#)

Condensate from exhaust and from air conditioning drains into a 5 gallon bucket which has a sump pump. Recommend review of design.

Implication(s): Chance of water damage to contents, finishes and/or structure | Reduced system life expectancy

Location: Zone 3

Task: Improve

Time: Immediate

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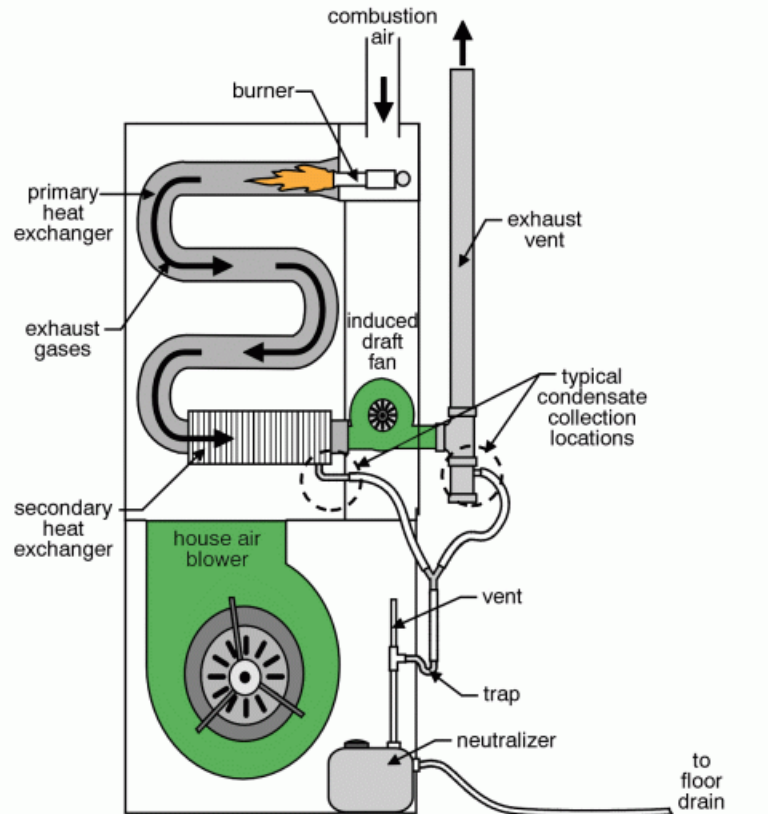
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Condensation in high efficiency furnaces



FIREPLACE \ General

25. Condition: • Evidence of water entry into masonry structure. Horizontal cracks and stains at exterior finish.

Location: Masonry chimney

Task: Further evaluation

Time: Immediate

26. Condition: • Inspect chimney, and sweep, if needed before using

Implication(s): Fire hazard

Task: Further evaluation Clean

Time: Immediate

COOLING & HEAT PUMP

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Description

General: • See Heating Section

General: • Ductwork shared with heating system

Air conditioning type:

- [Air cooled](#)

Zone 1: Basement Utility Room



121. Air cooled

- [Air cooled](#)

Zone 2: Basement Utility Room



122. Air cooled



123. Air cooled



124. Air cooled

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125. Air cooled

• [Air cooled](#)

Zone 3: Utility Room off of garage



126. Air cooled



127. Air cooled

Compressor type: • Electric

Compressor approximate age:

• 1 year

Zone 3

• 11 years

Zone 1 and Zone 2

Typical life expectancy: • 12 to 15 years

Temperature difference: • Acceptable temperature difference: 14° to 22°

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Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Not done as part of a building inspection

Recommendations

General

27. • Recommend further evaluation when weather allows operation of system.

Task: Further evaluation

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • No Access.

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • Not visible

Limitations

Inspection prevented by no access to: • Attic • Wall space

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

RECOMMENDATIONS \ Overview

28. Condition: • No insulation recommendations are offered as a result of this inspection.

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Description

Water supply source:

- Public



128. Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type:

- [Induced draft](#)



129. Induced draft



130. Induced draft

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131. Induced draft



132. Induced draft



133. Induced draft



134. Induced draft

Water heater manufacturer: • Lochinvar

Water heater manufacturer: • Bradford White

Tank capacity: • 75 gallons

Water heater approximate age: • 11 years

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Link to sewer inspection performed by JPD Inspections](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Pumps: • Back up sump pump: Siphon Jet

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135. Back up sump pump: Siphon Jet

Pumps: • [Solid waste pump \(ejector pump\)](#)

Gas piping: • Steel

Backwater valve: • Unable to verify

Limitations

Inspection limited/prevented by: • Basement Ceiling

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

29. • Backwater protection: Recommend further evaluation to determine if protection is present. Consider installing if not present.

Task: Further evaluation

Time: Immediate

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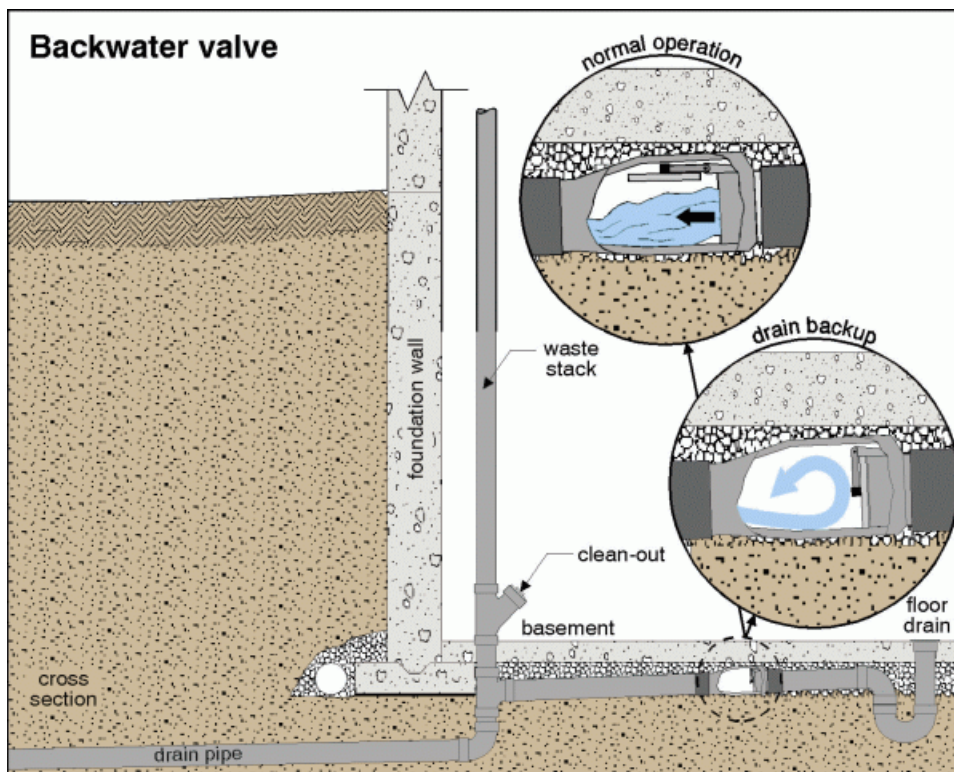
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30. • Main sewer clean out: Unable to locate. Recommend exposing clean out.

Task: Further evaluation

WASTE PLUMBING \ Sump pump

31. **Condition:** • Back up sump pump has evidence of corrosion and leaks.

Task: Replace

Time: Discretionary

32. **Condition:** • Recommend verification of sump pump discharge location.

Task: Further evaluation

Time: Immediate

33. **Condition:** • Recommend installing sealed lid to control the entry of radon gas and for safety.

Task: Improve

Time: Discretionary

FIXTURES AND FAUCETS \ Faucet

34. **Condition:** • Loose sprayer

Location: Kitchen

Task: Repair

Time: Immediate

PLUMBING

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136.

35. Condition: • [Drip, leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Kitchen

Task: Repair

Time: Immediate



137. *Drip, leak*

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Description

General: • Interior Images



138. Interior Images



139. Interior Images



140. Interior Images



141. Interior Images

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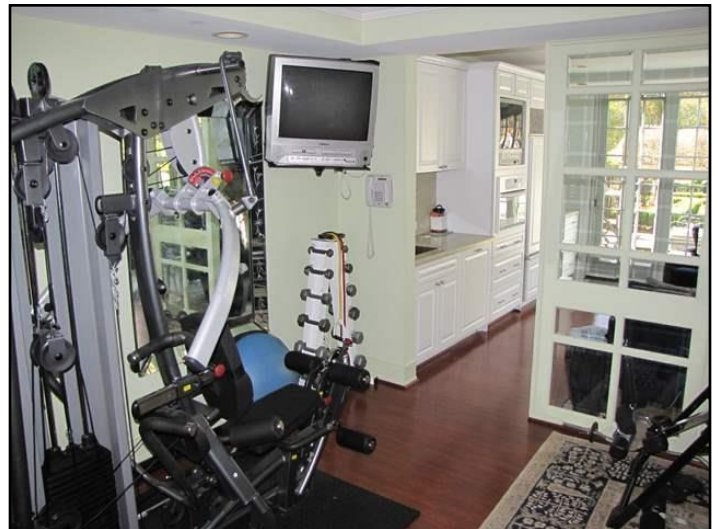
142. Interior Images



143. Interior Images



144. Interior Images



145. Interior Images

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148. Interior Images



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154. Interior Images



155. Interior Images



156. Interior Images



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162. Interior Images



163. Interior Images



164. Interior Images



165. Interior Images

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166. Interior Images



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175. Interior Images



176. Interior Images



177. Interior Images

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178. Interior Images



179. Interior Images



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182. Interior Images

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Casement](#) • Wood

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Wood](#) • [Metal](#)

Evidence of basement leakage: • Water stain at carpet in basement.



183.

Stairs and railings: • Inspected

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Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 95 %

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection • Storage in basement severely limited inspection

Recommendations

DOORS \ Doors and frames

36. Condition: • Door wall that separate the bedroom and sitting area does not fully retract.

Location: Master Bedroom

Task: Service

Time: Discretionary



184.

BASEMENT \ Leakage

37. Condition: • Further evaluation to determine cause of water stain at carpet.

Location: Basement

Task: Further evaluation

Time: Immediate

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Description

General: • Security System Present: Yes.



185. Security System Present: Yes.



186. Security System Present: Yes.

Limitations

General: • Security system not included in building inspection.

Recommendations

General

38. • [Recommend review by a security company to review client's security and safety needs.](#)

Implication(s): Safety issues

Task: Further evaluation

Time: Discretionary

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Why Guardian Alarm?

Feature	Guardian	Advantage	Benefit
Michigan Based Company	✓	We employ over 1000 Michigan employees.	Our employees travel each day in our Michigan economy.
Family Owned and Operated Company	✓	Our name is our reputation. The Pierce family is personally vested in customer satisfaction.	Customer care first. We listen, consult and advise. Higher satisfaction level for you.
Over 75 Years of Experience	✓	Many of the best solutions are backed with years of testing knowledge and experience.	Trust and trust - more pleasing to the customer.
Company Owned 24/7, Not Just Endpoints AA Rated Control Monitoring Station Located in Michigan	✓	Agencies certification coupled with expert knowledge. We never subcontract our year monitoring. Like none of our competitors do.	The quickest and most accurate alarm response. Low risk, low frustration, and lower false alarms.
24 Hour Service Response With Around The Clock Service	✓	You are best to face with Guardian. "Time and superior" competitive can't deliver this service.	Low risk, frustration and downtime - increased peace of mind. You save time and money on needless false time off work.
24/7/365 Health & Identity Protection Guarantee	✓	Only Guardian offers this guarantee and backs up their service with this offer.	You have complete confidence in knowing your system design and services provided by Guardian are the best in the industry.
ISO 9001, ISO 9002 and ISO 9003 Certified Company Employed Thousands and Technicians	✓	Quality control and the highest level of competency in the industry. Superior relationships with code officials.	Reliability and effectiveness of your security solution. We do not have contractors to handle or service our systems, as we always have who is in your home or business.
Integrated Security Solutions Including Remote Video and Managed Access Control	✓	Integrated vendor management, robust security solutions with virtual capabilities, easy to use solutions.	More use from your security with lower equipment costs, lower security costs, and lower vendor management cost.

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187.

39. • Recommend review by an exterminator to remove birds, animals and waste.

Task: Further evaluation

Time: Immediate

40. • Recommend a review for wood destroying insects and related damage.

Task: Further evaluation

Time: Immediate

41. • Recommend performing air quality testing for the presence of mold.

Task: Further evaluation

Time: Immediate

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Description

General: • Electrical: See ELECTRICAL SECTION

General: • Garage Images



188. Garage Images



189. Garage Images



190. Garage Images



191. Garage Images

Parking Structure Type: • Garage - attached

Number of cars: • 4

Floor and floor type: • Concrete slab

Fire Door (to interior): • Metal

Garage Doors: • Sectional

Garage Doors: • Metal

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Exterior: • Same as House: See Exterior Section.

Roof: • See ROOFING SECTION.

Interior: • Drywall

Firewall: • Present: Drywall.

Automatic openers: • Present

Exterior side door: • Metal

Limitations

General: • Personal Possessions.

General: • Vehicle.

Recommendations

General

42. • No recommendations for this section.

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Description

Weather: • Clear • Ground was dry

Approximate temperature: • 72°

Attendees: • Buyer's Agent • Seller's Agent

Access to home provided by: • Seller's agent • Buyer's agent

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate date of construction: • 1973

Building type: • Detached home

Number of dwelling units: • Single-family

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

Area: • Suburb

Street type: • Residential

Street surface: • Paved

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General: • Images



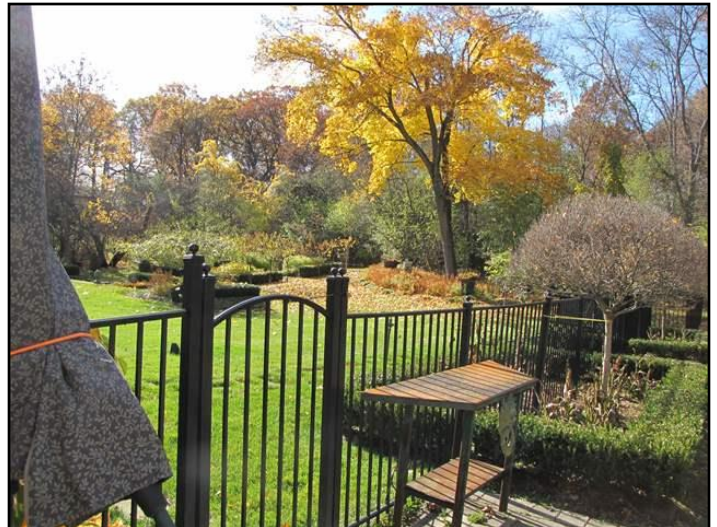
192.



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196.



197.

General: • Pool covered.

Pool / Spa type: • Below ground • Fiberglass

Heater: • Gas

Water filter: • Sand filter

Pumps: • Circulation

General: • Open to house

General: • Fencing enclosing pool/spa • Self-closing-latching gate

Limitations

General: • Pool and related equipment not included in building inspection.

Recommendations

General

43. • Recommend further evaluation of pool and related equipment. This would include but not limited to the fencing, electrical, pump, filter, heater, shell and apron.

Task: Further evaluation

Time: Immediate

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Description

General: • Basement Kitchen: Refrigerator/Dishwasher/Disposer/Hot water dispenser/Microwave/Disposer



198.



199.



200.



201.

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202.



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206.

Cooktop:

- Gas



207. Gas

Oven:

- Wall oven

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208. Wall oven



209. Wall oven

Refrigerator:

- Freezer on bottom

X2



210. Freezer on bottom



211. Freezer on bottom

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212. Freezer on bottom



213. Freezer on bottom



214. Freezer on bottom

Dishwasher:

- Built-in

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215. Built-in

- Built-in



216. Built-in



217. Built-in



218. Built-in

Waste disposal:

- Continuous feed

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219. Continuous feed



220. Continuous feed

Hot water dispenser:

- At kitchen sink



221. At kitchen sink

Washer and dryer:

- Laundry tub
- Stacked washer and dryer

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222. Stacked washer and dryer



223. Stacked washer and dryer

Limitations

General: • Appliances are tested for basic operation only. • Accuracy of oven temperature was not tested. • Self-cleaning features of oven not tested. • Defrosting feature was not tested on refrigerator. • Effectiveness of dishwasher drying cycle not tested. • Dishwasher was not put through a full cycle.

Not Tested/Not In Service: • Refrigerator • Hot water dispenser

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Description

General: • [EPA Radon Link](#)

Recommendations

General

44. • See attached lab results

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- ASBESTOS EVALUATION
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WHAT IS A PRE PURCHASE INSPECTION?

A PRE PURCHASE INSPECTION IS A VISUAL EXAMINATION OF THE PHYSICAL STRUCTURE AND SYSTEMS OF A HOME.

NO HOUSE OR CONDOMINIUM WILL EVER "PASS" OR "FAIL" THIS TYPE OF INSPECTION. RATHER, IT IS DESIGNED TO EDUCATE THE BUYER ABOUT THE CONDITIONS OF THE PROPERTY. IF YOU ARE THINKING OF BUYING A HOUSE OR CONDOMINIUM, YOU SHOULD HAVE IT INSPECTED BEFORE THE FINAL PURCHASE BY AN EXPERIENCED AND IMPARTIAL PROFESSIONAL INSPECTOR. HELPING TO AVOID UNKNOWN REPAIR EXPENDITURES IS WHY MANY HOME BUYERS ARE INSISTING ON PROFESSIONAL HOME INSPECTIONS. THE COST OF THE INSPECTION HAS THE POTENTIAL TO BE REFUNDED MANY TIMES

What skills should an inspector possess?

AN INSPECTOR IS A JACK OF ALL TRADES AND SHOULD POSSESS AN EDUCATION IN A BUILDING RELATED FIELD (SUCH AS ENGINEERING OR ARCHITECTURE), HAVE EXTENSIVE DIRECT CONSTRUCTION EXPERIENCE AND HAVE EXTENSIVE INSPECTION EXPERIENCE.

BOTTOM LINE, YOU ARE PAYING FOR THE EXPERIENCE LEVEL OF THE INSPECTOR.



WHAT DOES A PRE PURCHASE INSPECTION INCLUDE?

THE DETAILED INSPECTION INCLUDES A VISUAL INSPECTION OF ALL MAJOR SYSTEMS AS PER ASHI GUIDELINES AND A WRITTEN REPORT. THE INSPECTION TYPICALLY LAST BETWEEN 2 TO 3 HOURS.

ARE INSPECTORS REQUIRED TO BE LICENSED?

THE STATE OF MICHIGAN DOES NOT REQUIRE LICENSING TO PERFORM PRE PURCHASE INSPECTIONS. SO IT IS VERY IMPORTANT TO KNOW THE BACKGROUND OF YOUR INSPECTOR.

IF FHA FINANCING IS UTILIZED SHOULD I STILL OBTAIN A PRE PURCHASE INSPECTION?

YES. THE INSPECTION UTILIZED FOR FHA FINANCING SHOULD NOT BE CONSIDERED A PRE PURCHASE INSPECTION. THE APPRAISER MAY NOT EVEN POSSESS A CONSTRUCTION BACKGROUND.

CHRISTOPHER J. DAGGY

- ♦ Civil Engineer
- ♦ FHA 203K Consultant
- ♦ State Licensed Appraiser
- ♦ Performed over 14,000 inspections
- ♦ Performed over \$200 million in construction projects in the following capacities: Engineer, Architect, Project Manager, Site Supervisor.
- ♦ Over 20 years of direct inspection experience.

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MONEY BACK GURANTEE*

*IF THE CLIENT IS DISSATISFIED WITH THE THOROUGHNESS OF THE INSPECTION OR THE COMPETENCY OF THE INSPECTOR, THEN THE INSPECTION IS FREE (MUST BE AT TIME OF INSPECTION).

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Under 1000 sq.ft.	\$250
1000—1500 sq.ft.	\$270
1501—2000 sq.ft.	\$290
2001—2500 sq.ft.	\$310
2501—3000 sq.ft.	\$330
3001—3500 sq.ft.	\$350
3501—4000 sq.ft.	\$370

Deduct \$20 for slab foundation

Deduct \$40 for attached condominium

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POOL AND S

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APPENDIX

REFERENCE

Property Inspection Engineers



Appraisals and Inspections

Christopher J. Daggy

Civil Engineer / State Licensed Appraiser / 203K Consultant

"ENGINEERING MAKES THE DIFFERENCE"

1-888-200-Home

Email: cdaggy@propertyinspectionengineers.biz

Website: PropertyInspectionEngineers.biz

P.O. Box 2395

Birmingham, Michigan 48012-2395

Office: (248) 644-8798

Fax: (248) 644-8947

Cell: (248) 867-4132

APPENDIX

123 Main St, Bloomfield Hills, MI November 2, 2015

Report No. 2217, v.3

www.propertyengineers.biz

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	PARKING ST	SITE INFO	POOL AND S	APPLIANCES	RADON	APPENDIX	REFERENCE		



PROPERTY INSPECTION ENGINEERS

Background – Christopher J Daggy

Education:

- B.S. in Civil Engineering from Lawrence Technological University.
- Double Major: B.S. in Architecture (Several classes required to complete).
- Extensive continuing education classes in real estate, appraising and inspecting.

Work Experience:

- Completed over \$200 million in construction projects:
 - Projects include residential, commercial, industrial, and institutional.
 - Positions held: Site Supervisor, Project Manager, Architect, and Engineer.
- Residential Appraiser and Inspector since 1989:
 - Inspected and appraised over 20,000 structures.
- FHA 203k Consultant:
 - Perform cost estimates for residential rehabilitation loans.
- Expert witness for construction and appraisal conflicts.

Professional Organizations (past and present):

- American Society of Civil Engineers
- American Concrete Institute
- American Society of Home Inspectors
- National Association of Home Inspectors
- Federation of Real Estate Appraisers



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Birmingham, MI 48012

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E-MAIL CDaggy@PropertyInspectionEngineers.biz

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Josh Dutton
248. 884. 6592
JPDInspections@comcast.net

Sewer Inspection Report

Date	11/04/15	Invoice No	3307
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Customer:	Ann Chapin
Job Address:	570 Rudgate Rd Bloomfield Hills, MI
Phone:	952-250-6757
Email:	.Ancchapin@gmail.com
Alt. Contact	Chris Daggy
Alt. Contact Phone:	

Item	Description	Rate
Sewer Inspection	<p>Camera inspected main sanitary sewer from 3" stack-base clean out in basement storage room to city sewer main at approx. 146'.</p> <p>From stack-base clean out drain and sewer system is 4" cast iron to approx. 35', 4" PVC from 35' to 40', 4" cast iron from 40' to 45', 6" crock pipe from 44' to 86', 6" PVC with exterior clean out at approx. 86'-95' and 6" crock pipe again from 95' to city sewer main.</p> <p>At time of inspection exterior line appeared to be free from visual defects, breaks, bellied or back-pitched sections.</p> <p>Exterior line had few hubs with minor tree root intrusion 61'-83'.</p>	120.00

Total \$120.00

Payment: \$-120.00

Balance Due \$0.00

Customer Signature

RADON - APPENDIX

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ANALYTICAL SERVICE GROUP
Organic & inorganic analysis
Advanced microanalysis
Trace contaminant identification
Environmental assessment
Polymer and material science

RADON ANALYTICAL REPORT

PROPERTY ENGINEERS LLC
32863 BALMORAL
FRANKLIN, MI 48025
ATTN: CHRISTOPHER DAGGY

RE:

TEST OBJECTIVE :INTEGRATED RADON LEVELS. USEPA OPTION 2
SAMPLE TYPE/TEST AREA :DOMESTIC ATMOSPHERE-BASEMENT
ADDRESS :570 RUDGATE, BLOOMFIELD HILLS,MI
TEST UNIT IDENTIFICATION :SHQ938/SHQ909
TEST START DATE @ TIME :11/02/15 @ 14:30
TEST STOP DATE @ TIME :11/04/15 @ 13:30
SAMPLER'S COMMENTS :EMAIL REPORT
DATE REPORTED :11/05/15
ABSOLUTE LAB # :15.01015.2774

TEST DATA SECTION

AREA TESTED	TEST RESULT
INDIVIDUAL TEST #1	4.2 pCi/L
INDIVIDUAL TEST #2	4.4 pCi/L
AVERAGE OF TEST RESULTS	4.3 pCi/L

REPORT INTERPRETATION

The average radon level is **above** the Environmental Protection Agencies (EPA) recommended action level (>4.0 pCi/L). Radon levels of 4-20 pCi/L are considered above the average range for residential structures. The EPA recommends that you take action to reduce the radon levels to a safe level. Cost effective technologies are currently available that reduce radon to 2 pCi/L or less. Radon reduction is always a good idea, for more information on radon please click on this link [Radon Info](#).

You may also consult with one of the agencies listed below:

AGENCY	PHONE NUMBER
American Lung Association	(800) 586-4872
Michigan Dept. of Public Health	(800) 723-6642

Absolute Labs INC.

David W. Byrd, M.Sc.
Laboratory Director

240 West Auburn Road, Rochester Hills, MI 48307
T+ 877.343.5227 | T+ 248.844.9000 | www.testittoday.com | info@absolutelabs.net
NEHA-NRPP No. 105958RT | EPA No. MI01118 | IAQA No. 1297430 | MDEQ No. 9813

REFERENCE LIBRARY

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS