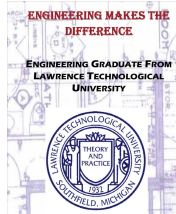


INSPECTION REPORT



For the Property at:
123 Sample St.
FARMINGTON HILLS, MI 48335

Prepared for: John Doe
Inspection Date: Thursday, October 14, 2010
Prepared by: Christopher Daggy



Property Inspection Engineers
PO 2395
Birmingham, MI 48012-2395
888-200-HOME
248-644-8947
Fax: 248-867-4132
www.propertyinspectionengineers.biz
Info@PropertyInspectionEngineers.Biz



October 15, 2010

Dear John Doe,

RE: Report No. 1016
123 Sample
Farmington Hills, MI
48335

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Christopher Daggy
on behalf of
Property Inspection Engineers

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INVOICE

October 15, 2010

Client: John Doe

Report No. 1016

For inspection at:

123 Sample

Farmington Hills, MI

48335

on: Thursday, October 14, 2010

Home Inspection

\$330.00

Total

\$330.00

PAID IN FULL - THANK YOU!

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PARTIES TO THE AGREEMENT

Company

Property Inspection Engineers
PO 2395
Birmingham, MI 48012-2395

This is an agreement between Jeff Verkeyn and Property Inspection Engineers.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association. A copy of these Standards is available at [click here](#)

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.
Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not

remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of including chemical termite treatments in or around the property.

4. We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. Company is Not Responsible for Third Party Use or Misinterpretation of the Report.

8. If the property is not vacant at the time of the Inspection it is recommended that a follow up inspection be performed after the house is vacant.

9. The Maximum Liability for the Company is limited to the cost of the Inspection.

10. The costs of suggested repairs are to be used for estimate purposes only and can vary from actual contractor prices. Should any cost estimates be provided, the cost estimates should be substantiated by several contractor's cost estimates.

11. Life expectancies are estimates only and may vary from the Report. No attempt is made to verify installation dates of the various systems.

12. Life expectancies are estimates only and may vary from the Report. No attempt is made to verify installation dates

of the various systems.

13. The parties agree and understand that Company and its inspector are neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Company makes no warranty, express or implied, as to fitness for use or condition of the systems or components inspected.

14. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. Neither the Company nor its Inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Company is neither a guarantor nor insurer.

15. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. Neither the Company nor its Inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Company is neither a guarantor nor insurer.

16. Company is not responsible for the performance, competence, test results of any third parties either utilized or referred.

17. Payment is due upon completion of the Inspection. A \$20.00 returned check fee will be assessed for returned checks. Client is responsible for all fees required to collect payment for services rendered.

18. The Client recognizes that there is no representation, warranty or guarantee on the future life for systems and items inspected. The Client recognizes that the Company and its inspector is not a guarantor or insurer of the inspected systems components, and items. The inspector is not responsible for reporting compliance or non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or otherwise on the building, systems, or items therein. Any general comments, which may appear about these systems and conditions, are provided as a courtesy only and do not represent or form a part of the inspection.

19. The company has no liability for latent defects. This includes but is not limited to latent defects that cannot be observed through normal equipment operation. It is specifically agreed and understood that: Mechanical devices and structural components may be functional at the time of the inspection and later malfunction.

20. The Following Specific Limitations Apply: Design problems and adequacy are not within the scope of this inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test or evaluation will be made by the Inspector. No test samples or readings will be taken in any part of the building. Swimming pool, steamer, whirlpool tub or spa if present will not be checked. The draft on the fireplace will not be checked. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 60 degrees (Prior 24 hours) nor a heat pump when the temperature is above 60 degrees. The inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded torn or dirty floor, wall or window coverings. In addition the following are not inspected in the inspection: security systems; central vacuum; sheds; out buildings; personal property; accuracy of thermostat or timers; utilities; elevators; water softeners; lawn sprinklers; condition of

furnace(s) heat exchanger(s); appliances; playground equipment; swimming pools, steamers, spas; energy efficiency measurements; recreational equipment; concealed or underground electric or plumbing; private sewer systems; water wells; buried tanks; environmental contamination; heating system accessories; solar heating systems; sewer lines (recommend scoping sewer lines); zoning or other ordinances; or building codes conformity. The Client understands that these systems and conditions and information about them are excluded from this Inspection and Report. The inspection and report does not address and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, UREA formaldehyde, wood destroying organisms (mold, mildew), soil contamination and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances or environmental conditions. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired. In addition the presence or absence of rodents are also not covered by this inspection

21. Inspection Requirements and Limitations: The building, its components and equipment, are to be ready and accessible at the time of the inspection. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilots, move furniture, move obstructions, or remove floor coverings, or remove panels to inspect any part of the building or its equipment.

22. Scope of Inspection: The scope of the inspection is strictly limited as set forth in this agreement. The inspection is intended to be a non-destructive examination of the general functioning of the building, its components and equipment. The examination is limited to visual and normal consumer operational techniques. Defects of the building, its components and equipment which are visually observable at the time of the inspection will be reported according to the Standards of Practice of the American Society of Home Inspectors, Inc. Therefore, defects or deficiencies that are not required by those ASHI Standards will not be included in the Inspection or Report.

23. DISPUTES: The Client must place all disputes to the Company in writing. The Company must be allowed to access to the Property for Re-inspection. If agreement cannot be reached between the parties; Disputes must be settled in arbitration according to the rules set forth by the American Arbitration Association. Judgment will be entered into the court having jurisdiction. If the dispute is settled in favor of the Company, then the Client shall be responsible for re-inspection fees, arbitration costs and attorney fees.

24. Client to provide written notification to the company if the client does not wish the Company to discuss or supply this inspection / report with Third Parties (such as but limited to listing agents and selling agents). If a potentially hazardous situation is discovered, the Company will attempt to notify owner or representative regardless of client's written notification.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Jeff Verkeyn (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

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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](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts end too close to building](#)

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

Location: Various Exterior

Task: Repair

Time: Immediate

Cost: Less than \$100

Condition: • [Downspouts discharging onto roofs](#)

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

Location: Various

Task: Improve

Time: Immediate

Cost: Less than \$100

WALLS \ Stucco and EIFS

Condition: • Extensive damage to trim. Cost to correct will be high...

Implication(s): Water intrusion.

Location: Various Exterior

Task: Repair

Time: Immediate

Cost: Depends on approach

Condition: • [Moisture penetration](#)

Extensive damage to stucco panels. Repair costs will be high...

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

Location: Various Exterior

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

Condition: • Paint or stain - needed

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Cost: Depends on approach

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors**Condition:** • Patio is poorly constructed. Consider removal.**Location:** Rear Exterior**Task:** Repair or replace**Time:** Discretionary**Cost:** Depends on approach**Condition:** • [Damage](#)

Deck surface has missing boards, rot damage and defective sealant.

Implication(s): Weakened structure | Chance of movement**Location:** Rear Exterior**Task:** Repair or replace**Time:** Immediate**Cost:** Depends on approach**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings****Condition:** • [Stair rise too big or not uniform](#)**Implication(s):** Trip or fall hazard**Location:** Front Exterior**Task:** Repair**Time:** Immediate**Cost:** \$300**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards****Condition:** • [Rot or insect damage](#)

Deck

Implication(s): Fall hazard**Location:** Rear Exterior**Task:** Repair or replace**Time:** Immediate**Cost:** Depends on approach**LANDSCAPING \ Walk and driveway****Condition:** • [Cracked or damaged surfaces](#)**Implication(s):** Trip or fall hazard**Location:** Various Exterior**Task:** Repair or replace**Time:** Discretionary**Cost:** Depends on approach**LANDSCAPING \ General****Condition:** • Landscaping overgrown and in poor condition.**Location:** Exterior**Task:** Improve**Time:** Discretionary**Cost:** Depends on approach

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Condition: • [Trees or shrubs too close to house](#)

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

Material deterioration

Location: Exterior

Task: Improve

Time: Immediate

Cost: \$500

LANDSCAPING \ Fence

Condition: • Hot tub area is not secured with either fencing or cover

Implication(s): Drowning potential for a child.

Location: Exterior

Task: Correct

Time: Immediate

Cost: Depends on approach

Structure

FOUNDATIONS \ Foundation

Condition: • [Large trees close to building](#)

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

Location: Various Exterior

Task: Improve

Time: Discretionary

Cost: Depends on work needed Depends on approach

WALLS \ Wood frame walls

Condition: • Visible evidence of mold/mildew // Suspect concealed mold/mildew. Exterior siding and trim is allowing water entry into framing. Recommend additional analysis to determine scope of issue and repair costs.

Implication(s): Health issues for occupants.

Location: Various

Task: Further evaluation

Time: Immediate

Cost: Depends on approach Depends on work needed

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

Suspect damage to exterior framing due to defective siding and trim which has allowed water entry into wall cavities.

Implication(s): Weakened structure

Location: Various Exterior

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed Depends on approach

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Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Not well secured](#)**Implication(s):** Electric shock | Fire hazard**Location:** Basement**Task:** Repair**Time:** Immediate**Cost:** Less than \$100

DISTRIBUTION SYSTEM \ Lights

Condition: • [Damage](#)**Implication(s):** Electric shock | Fire hazard**Location:** Front Exterior**Task:** Replace**Time:** Immediate**Cost:** Less than \$100**Condition:** • [Conventional lights in wet areas](#)**Implication(s):** Electric shock | Fire hazard**Location:** Second Floor Bathroom**Task:** Replace**Time:** Immediate**Cost:** Less than \$100**Condition:** • [Missing](#)**Implication(s):** Inadequate lighting**Location:** Foyer**Task:** Replace**Time:** Immediate**Cost:** Depends on approach

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Damage](#)**Implication(s):** Electric shock | Fire hazard**Location:** First Floor Family Room**Task:** Replace**Time:** Immediate**Cost:** Less than \$100**Condition:** • [No GFI \(Ground Fault Interrupter\)](#)**Implication(s):** Electric shock**Location:** Various Basement Second Floor Bathroom Kitchen**Task:** Repair**Time:** Immediate**Cost:** Less than \$100

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DISTRIBUTION SYSTEM \ Smoke detectors**Condition:** • Install smoke detectors - Every Bedroom / Outside of Bedrooms / Every Floor**Implication(s):** Safety issue.**Location:** Various**Task:** Improve**Time:** Immediate**Cost:** Less than \$100**Heating****GAS FURNACE \ Humidifier****Condition:** • [Clogged pad, mesh or nozzle](#)**Implication(s):** Equipment not operating properly**Location:** Basement**Task:** Service**Time:** Immediate**Cost:** Less than \$100**FIREPLACE \ Hearth and extension****Condition:** • [Gaps or cracks](#)**Implication(s):** Fire hazard**Location:** Various First Floor Family Room**Task:** Repair**Time:** Immediate**Cost:** Less than \$100**FIREPLACE \ General****Condition:** • Inspect chimney, and sweep, if needed before using**Implication(s):** Fire hazard**Task:** Further evaluation**Time:** Immediate**Cost:** Depends on work needed**CHIMNEY AND VENT \ Masonry chimney****Condition:** • [Loose, missing or deteriorated masonry](#)**Implication(s):** Material deterioration**Location:** Exterior**Task:** Repair**Time:** Immediate**Cost:** \$300

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Old](#)**Implication(s):** Equipment failure | Reduced comfort**Task:** Further evaluation

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)**Implication(s):** Increased heating and cooling costs**Location:** Attic**Task:** Improve**Time:** Discretionary**Cost:** Depends on approach

ATTIC/ROOF \ Roof vents

Condition: • Blocked soffit vents. Install rafter baffles.**Implication(s):** Premature shingle failure and an increased risk for ice damming.**Location:** Attic**Task:** Repair**Time:** Immediate**Cost:** \$200

Plumbing

WASTE PLUMBING \ Sump pump

Condition: • Battery back up is non function. Repair as required. Consider installing a siphon jet back up pump.**Implication(s):** Water entry into basement.**Location:** Basement**Task:** Repair**Time:** Immediate**Cost:** \$200**Condition:** • [Discharge pipe problems](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** Exterior**Task:** Repair**Time:** Immediate**Cost:** Less than \$100

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FIXTURES AND FAUCETS \ Basin, sink and laundry tub**Condition:** • [Loose](#)

Laundry sink is loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the house**Location:** First Floor Laundry Area**Task:** Repair**Time:** Immediate**Cost:** Less than \$100**FIXTURES AND FAUCETS \ Toilet****Condition:** • [Leak](#)

Fill tube is missing.

Implication(s): Chance of water damage to contents, finishes and/or structure**Location:** First Floor Bathroom**Task:** Repair**Time:** Immediate**Cost:** Less than \$100**Interior****WINDOWS \ Glass (glazing)****Condition:** • [Lost seal on double or triple glazing](#)**Implication(s):** Cosmetic defects**Location:** Rear Second Floor**Task:** Repair**Time:** Discretionary**Cost:** \$300**WINDOWS \ Sashes****Condition:** • [Rot](#)**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure**Location:** Various**Task:** Repair or replace**Time:** Immediate**Cost:** Depends on approach**STAIRS \ Handrails****Condition:** • [Missing](#)**Implication(s):** Fall hazard**Location:** First Floor**Task:** Replace**Time:** Immediate**Cost:** \$300

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BASEMENT \ Leakage**Condition:** • [Form tie rod holes](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure**Location:** Various**Task:** Repair**Time:** Discretionary**Cost:** Depends on work needed**EXHAUST FANS \ Exhaust fan****Condition:** • Consider installing exhaust fan at bathroom.**Location:** Second Floor Bathroom**Task:** Improve**Time:** Discretionary**Cost:** \$400**EXHAUST FANS \ Kitchen exhaust system****Condition:** • Venting arrangement poor**Implication(s):** Equipment ineffective**Location:** First Floor Kitchen**Task:** Repair**Time:** Immediate**Cost:** Less than \$100**APPLIANCES \ Dryer****Condition:** • [Copper gas connector](#)**Implication(s):** Fire or explosion**Location:** First Floor Laundry Area**Task:** Repair**Time:** Immediate**Cost:** Less than \$100

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](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						

Description

Sloped roofing material: • Type: Fiberglass matrix • Number of Layers: 1

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

Probability of leakage: • Low

Limitations

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

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Description

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

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

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

Downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • Stucco Panels

Soffit and fascia: • [Wood](#) • [Vinyl](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Wood

Porch: • Concrete

Exterior steps: • Concrete

Patio: • Brick

Limitations

General: • Exterior hot tub not operated or inspected.



1.

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General: • Landscape sprinklers not operated or inspected. Water off to system.



2.



3.



4.

General: • Landscape lighting not inspected.

Upper floors inspected from: • Ground level

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Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • [Downspouts end too close to building](#)

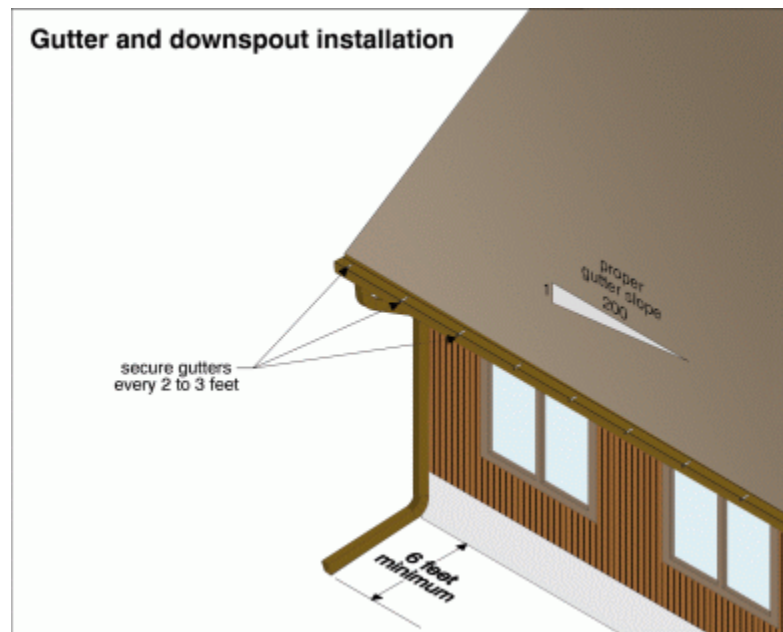
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

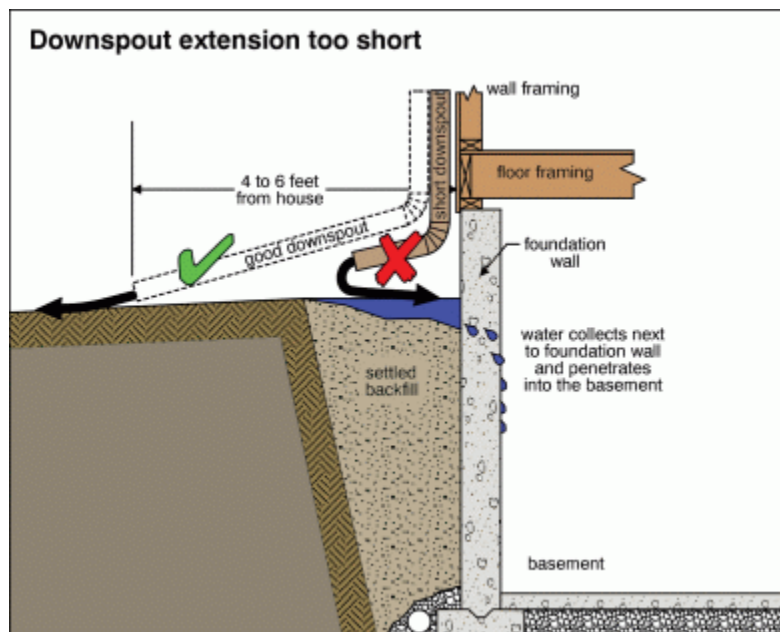
Task: Repair

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

SUMMARY

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2. Condition: • [Downspouts discharging onto roofs](#)

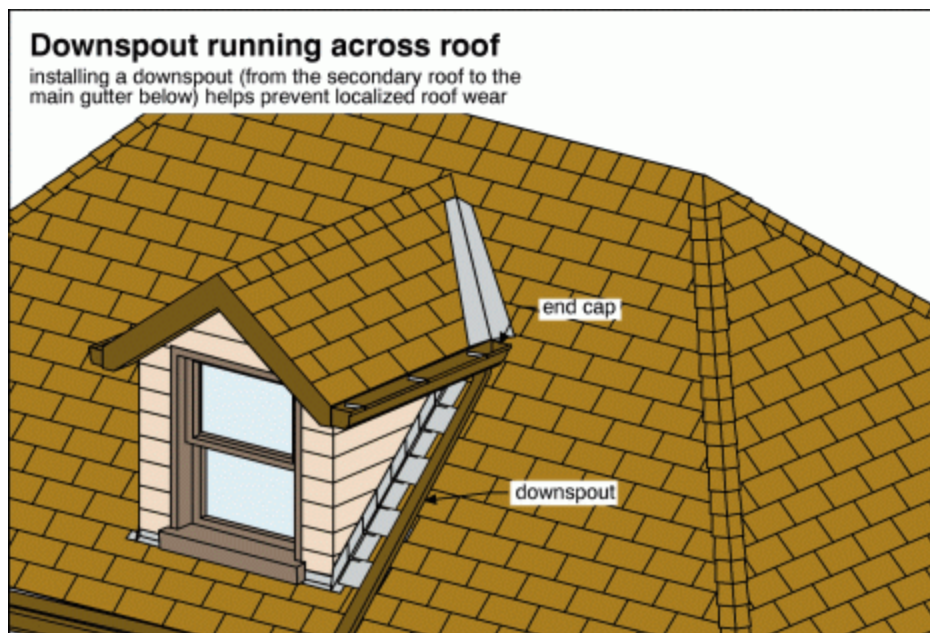
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)

WALLS \ Stucco and EIFS

3. Condition: • Extensive damage to trim. Cost to correct will be high...

Implication(s): Water intrusion.

Location: Various Exterior

Task: Repair

Time: Immediate

Cost: Depends on approach

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



5.



6.



7.



8.



9.



10.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



11.

4. Condition: • [Moisture penetration](#)

Extensive damage to stucco panels. Repair costs will be high...

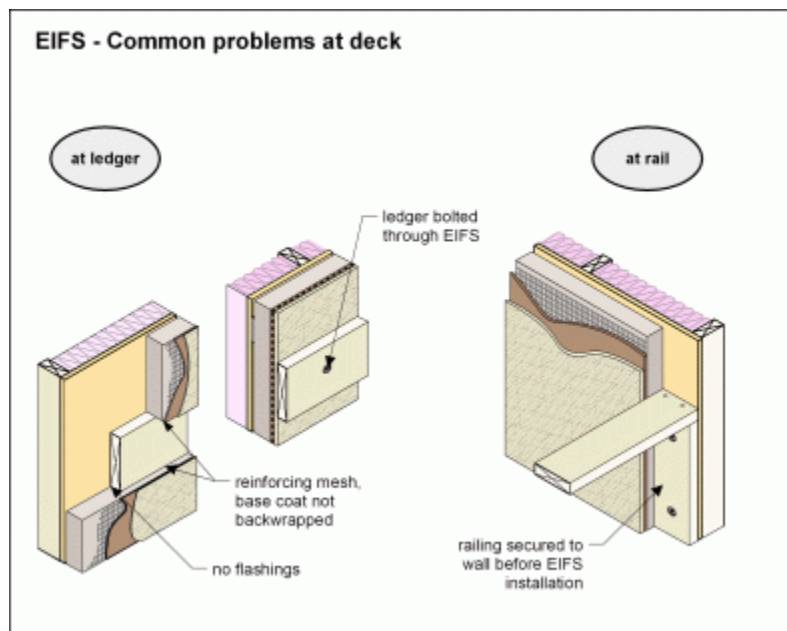
Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior

Task: Repair or replace

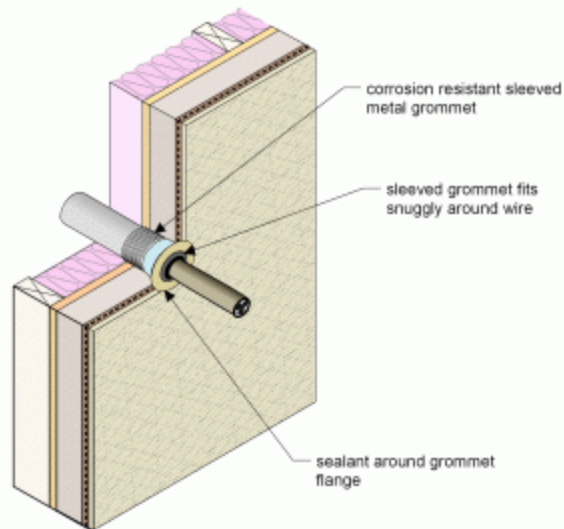
Time: Immediate

Cost: Depends on approach



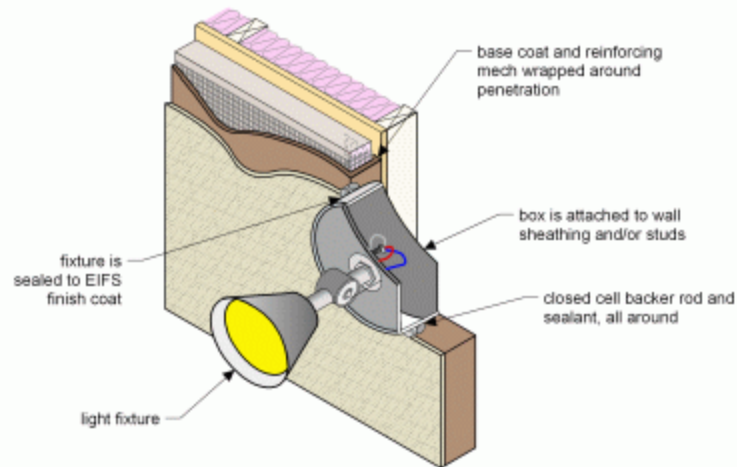
[Click on image to enlarge.](#)

EIFS - wire penetration



[Click on image to enlarge.](#)

EIFS - light fixture detailing



[Click on image to enlarge.](#)

5. Condition: • [Crumbling](#)

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

Location: Various Exterior

SUMMARY

ROOFING

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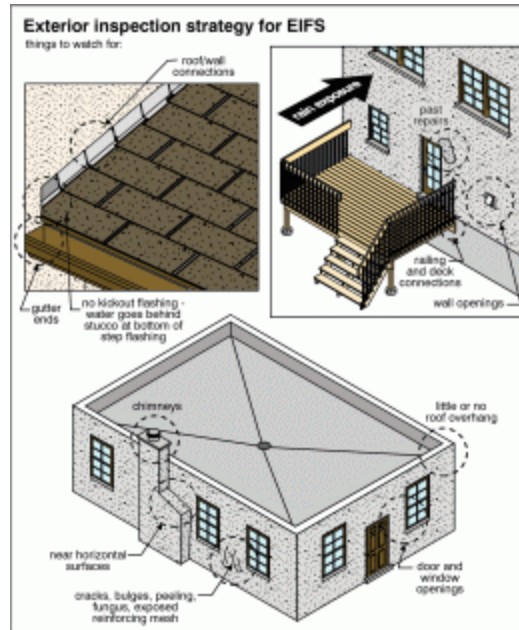
INTERIOR

SITE INFO

RADON

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REFERENCE



[Click on image to enlarge.](#)

6. Condition: • Paint or stain - needed

Location: Various Exterior Wall

Task: Repair

Time: Immediate

Cost: Depends on approach

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

7. Condition: • Patio is poorly constructed. Consider removal.

Location: Rear Exterior

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



12.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						

8. Condition: • [Damage](#)

Deck surface has missing boards, rot damage and defective sealant.

Implication(s): Weakened structure | Chance of movement

Location: Rear Exterior

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



13.

9. Condition: • [Rot](#)

Deck

Implication(s): Weakened structure | Chance of movement | Material deterioration

Location: Rear Exterior

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

10. Condition: • [Stair rise too big or not uniform](#)

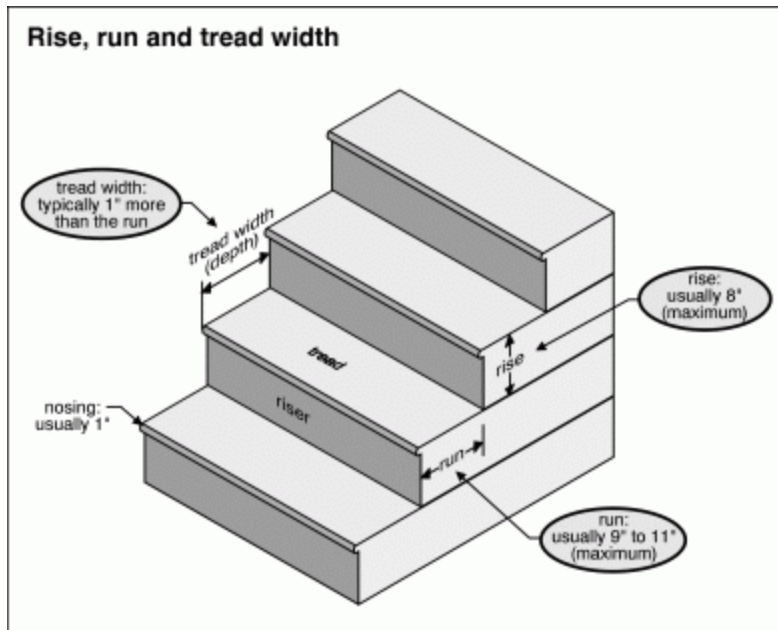
Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair

Time: Immediate

Cost: \$300



[Click on image to enlarge.](#)



14.

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

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

Deck

Implication(s): Fall hazard

Location: Rear Exterior

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



15.



16.

12. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Rear Exterior

Task: Replace

Time: Immediate

Cost: Depends on approach

LANDSCAPING \ Walk and driveway

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

Implication(s): Trip or fall hazard

Location: Various Exterior

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach



17.



18.

SUMMARY

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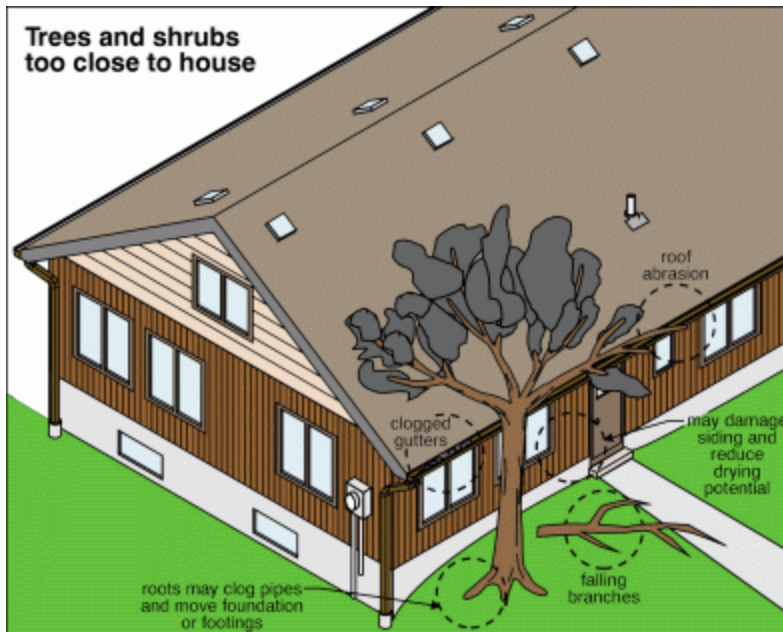
REFERENCE



19.

LANDSCAPING \ General**14. Condition:** • Landscaping overgrown and in poor condition.**Location:** Exterior**Task:** Improve**Time:** Discretionary**Cost:** Depends on approach**15. Condition:** • [Trees or shrubs too close to house](#)**Implication(s):** Chance of water damage to contents, finishes and/or structure | Chance of pests entering house | Material deterioration**Location:** Exterior**Task:** Improve**Time:** Immediate**Cost:** \$500

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



[Click on image to enlarge.](#)

LANDSCAPING \ Fence

16. Condition: • Hot tub area is not secured with either fencing or cover

Implication(s): Drowning potential for a child.

Location: Exterior

Task: Correct

Time: Immediate

Cost: Depends on approach

GARAGE \ Floor

17. Condition: • Spalling

18. Condition: • [Cracked](#)

Implication(s): Uneven floors

19. Condition: • [Improper slope](#)

Implication(s): Loss of proper slope for drainage

GARAGE \ Vehicle doors

20. Condition: • Rusted or dented

Implication(s): Cosmetic defects | Damage to equipment

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						

Description

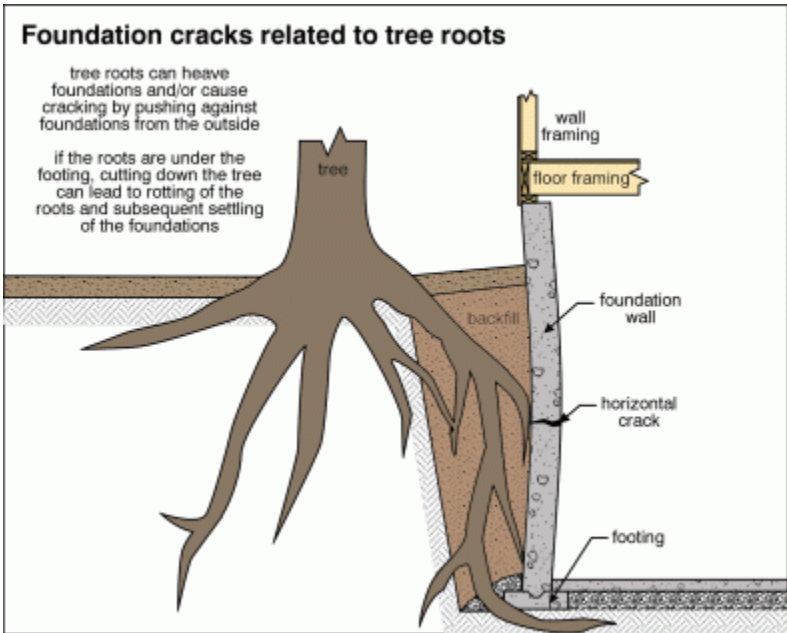
- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#) • Steel columns • Subfloor - plywood
- Exterior wall construction:** • [Wood frame](#)
- Roof and ceiling framing:** • [Trusses](#) • [Plywood sheathing](#)

Limitations

- Inspection limited/prevented by:** • Wall, floor and ceiling coverings • Carpet/furnishings
- Attic/roof space:** • Inspected from access hatch
- Percent of foundation not visible:** • 75 %

Recommendations

- FOUNDATIONS \ Foundation**
- 21. Condition:** • [Large trees close to building](#)
- Implication(s):** Weakened structure | Chance of structural movement
- Location:** Various Exterior
- Task:** Improve
- Time:** Discretionary
- Cost:** Depends on work needed Depends on approach



[Click on image to enlarge.](#)

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WALLS \ Wood frame walls

22. Condition: • Visible evidence of mold/mildew // Suspect concealed mold/mildew. Exterior siding and trim is allowing water entry into framing. Recommend additional analysis to determine scope of issue and repair costs.

Implication(s): Health issues for occupants.

Location: Various

Task: Further evaluation

Time: Immediate

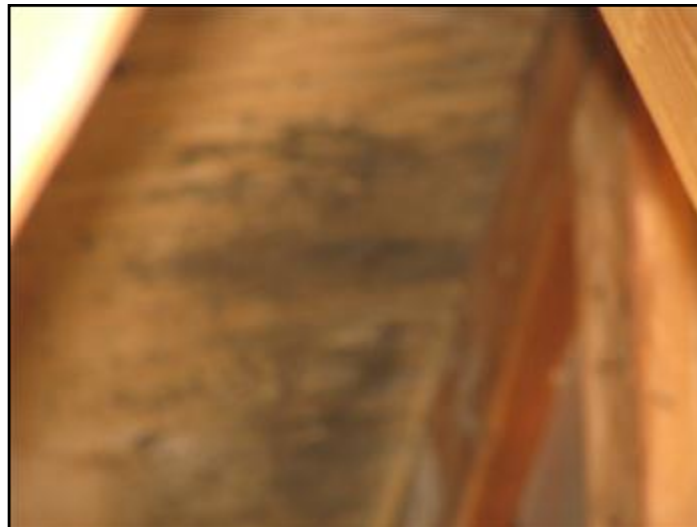
Cost: Depends on approach Depends on work needed



20.



21.



22.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						

23. Condition: • [Rot, insect or fire damage](#)
Suspect damage to exterior framing due to defective siding and trim which has allowed water entry into wall cavities.
Implication(s): Weakened structure
Location: Various Exterior
Task: Further evaluation
Time: Immediate
Cost: Depends on work needed Depends on approach

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Description

Service entrance cable and location:

- [Underground aluminum](#)



23.

Service size: • [150 Amps \(240 Volts\)](#)**Main disconnect/service box rating:** • [150 Amps](#)**Main disconnect/service box type and location:**

- [Breakers - basement](#)



24.



25.

SUMMARY

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26.

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

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI • [GFCI - kitchen](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • Some noted. Security system present with detectors. Not inspected. • Some present (Incomplete)

Carbon monoxide (CO) detectors:

- Present
- Plug in wall unit.

Limitations

Inspection limited/prevented by: • Exterior hot tub wiring not inspected. • Basement ceiling.

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

DISTRIBUTION SYSTEM \ Wiring - installation

24. Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

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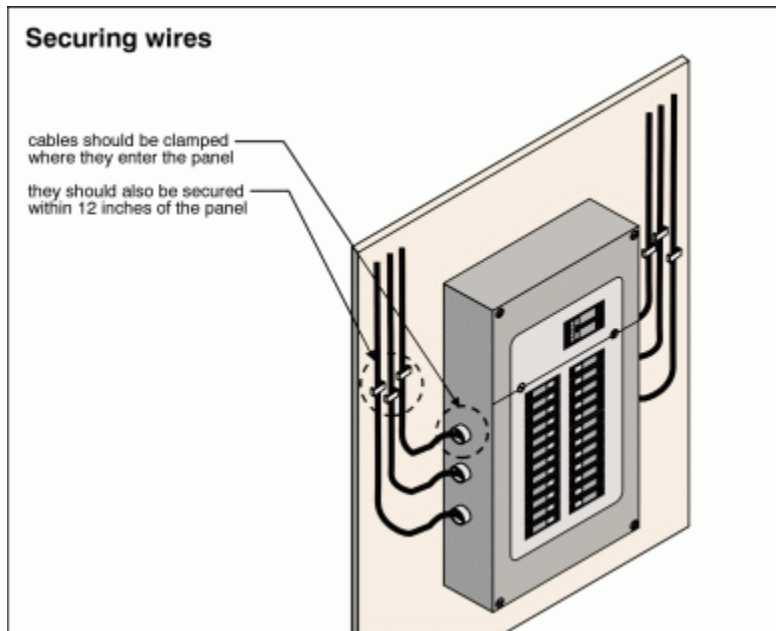
APPENDIX

REFERENCE

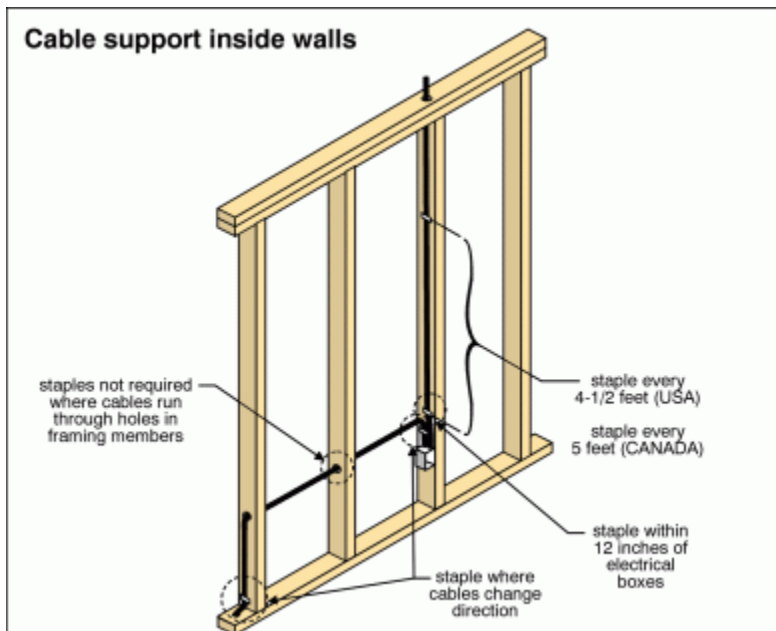
Cost: Less than \$100**Securing wires**

cables should be clamped
where they enter the panel

they should also be secured
within 12 inches of the panel

[Click on image to enlarge.](#)**Cable support inside walls**

staples not required
where cables run
through holes in
framing members

[Click on image to enlarge.](#)**DISTRIBUTION SYSTEM \ Lights****25. Condition:** • [Damage](#)**Implication(s):** Electric shock | Fire hazard**Location:** Front Exterior**Task:** Replace**Time:** Immediate**Cost:** Less than \$100

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26. Condition: • [Conventional lights in wet areas](#)**Implication(s):** Electric shock | Fire hazard**Location:** Second Floor Bathroom**Task:** Replace**Time:** Immediate**Cost:** Less than \$100**27. Condition:** • [Missing](#)**Implication(s):** Inadequate lighting**Location:** Foyer**Task:** Replace**Time:** Immediate**Cost:** Depends on approach**DISTRIBUTION SYSTEM \ Outlets (receptacles)****28. Condition:** • [Damage](#)**Implication(s):** Electric shock | Fire hazard**Location:** First Floor Family Room**Task:** Replace**Time:** Immediate**Cost:** Less than \$100**27.****29. Condition:** • [No GFI \(Ground Fault Interrupter\)](#)**Implication(s):** Electric shock**Location:** Various Basement Second Floor Bathroom Kitchen**Task:** Repair**Time:** Immediate**Cost:** Less than \$100

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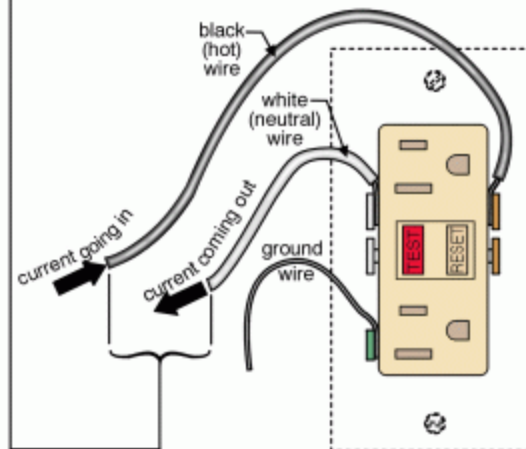
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)

DISTRIBUTION SYSTEM \ Smoke detectors

30. Condition: • Install smoke detectors - Every Bedroom / Outside of Bedrooms / Every Floor

Implication(s): Safety issue.

Location: Various

Task: Improve

Time: Immediate

Cost: Less than \$100

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Description

General: • Thermostat: Electronic



28.

General: • Thermostat: Electronic

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



29.



30.

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31.

Furnace manufacturer: • Lennox

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

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Mid-efficiency](#) • [High-efficiency](#)

Approximate age: • [4 years](#)

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

Failure probability: • [Low](#)

Main fuel shut off at:

• Meter



32.

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Fireplace:

- [Wood-burning fireplace](#)



33.

Chimney/vent: • Hot Water Tank: Masonry

Chimney/vent:

- [Masonry](#)

Fireplace

- PVC plastic

Furnace

- Sidewall venting

Furnace

Chimney liner: • Hot Water Tank: Clay with Metal Liner • Furnace: N/A

Chimney liner:

- [Clay](#)

Fireplace

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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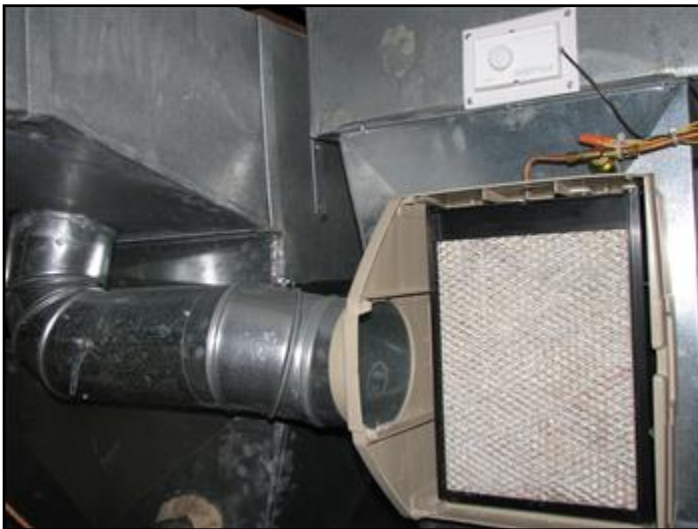


34.

Combustion air source: • Outside

Humidifiers:

- [Trickle/cascade type](#)



35.



36.

Limitations

Inspection prevented/limited by: • Top of chimney too high to see well

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

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

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

Heat exchanger: • Not accessible • Only a small portion visible

Electronic air cleaner: • Cannot verify proper operation

Recommendations

GAS FURNACE \ Humidifier

31. Condition: • [Clogged pad, mesh or nozzle](#)

Implication(s): Equipment not operating properly

Location: Basement

Task: Service

Time: Immediate

Cost: Less than \$100

FIREPLACE \ Hearth and extension

32. Condition: • [Gaps or cracks](#)

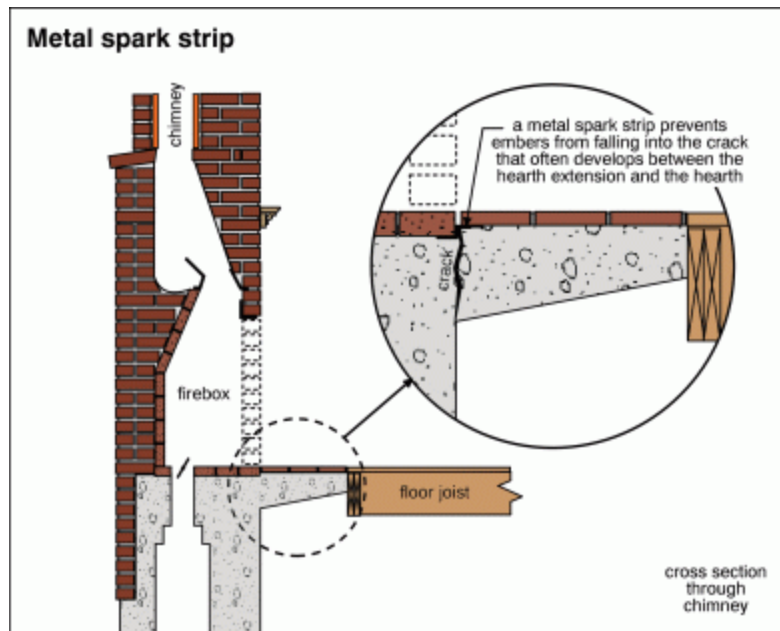
Implication(s): Fire hazard

Location: Various First Floor Family Room

Task: Repair

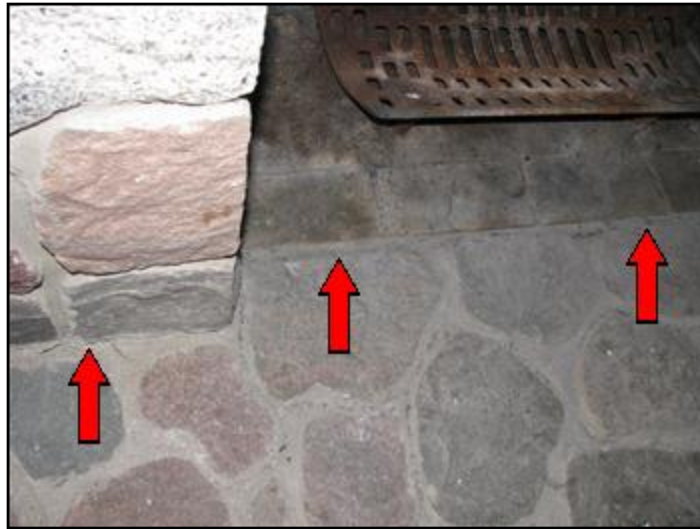
Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



37.

FIREPLACE \ General

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

Implication(s): Fire hazard

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

CHIMNEY AND VENT \ Masonry chimney

34. Condition: • [Loose, missing or deteriorated masonry](#)

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Immediate

Cost: \$300

SUMMARY

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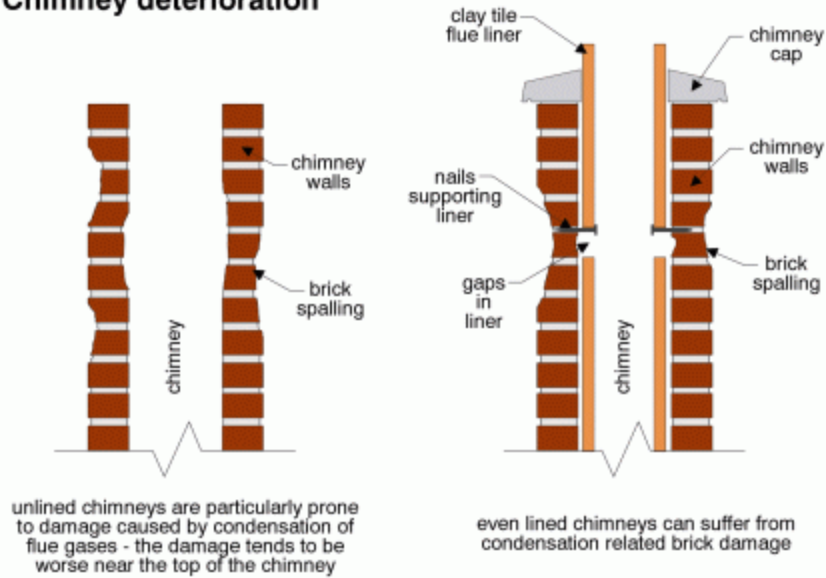
SITE INFO

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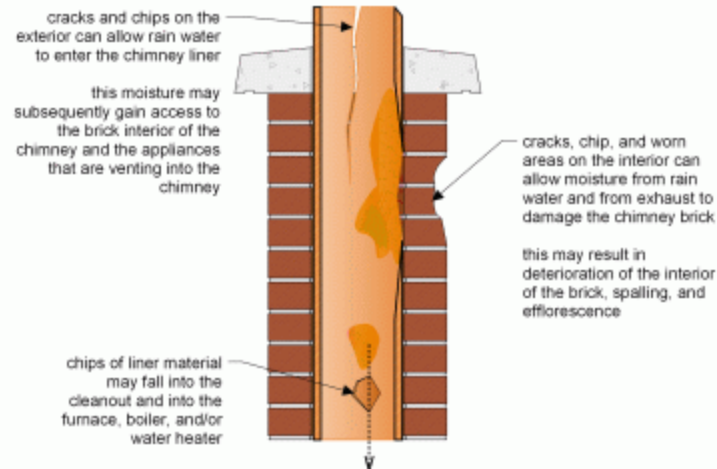
REFERENCE

Chimney deterioration



[Click on image to enlarge.](#)

Deteriorated clay chimney liner



[Click on image to enlarge.](#)

35. Condition: • [Efflorescence](#)

Implication(s): Cosmetic defects | Material deterioration

SUMMARY

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Description

Air conditioning type:

- [Air cooled](#)



38.

Compressor approximate age: • 24 years**Typical life expectancy:** • 12 to 15 years**Failure probability:** • [High](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature**Heat gain calculations:** • Not done as part of a home inspection

Recommendations

AIR CONDITIONING \ Life expectancy**36. Condition:** • [Old](#)**Implication(s):** Equipment failure | Reduced comfort**Task:** Further evaluation

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

• [R-20](#)



39.



40.

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

Air/vapor barrier: • [Kraft paper](#)

Limitations

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

37. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

Cost: Depends on approach

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ATTIC/ROOF \ Roof vents**38. Condition:** • Blocked soffit vents. Install rafter baffles.**Implication(s):** Premature shingle failure and an increased risk for ice damming.**Location:** Attic**Task:** Repair**Time:** Immediate**Cost:** \$200

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Description

Water supply source:

- Public



41.

Service piping into house: • [Copper](#)**Supply piping in house:** • [Copper](#)**Main water shut off valve at the:** • Basement**Water flow (pressure):** • [Functional](#) • [Typical for neighborhood](#)**Water heater fuel/energy source:** • [Gas](#)**Water heater type:**

- [Conventional](#)



42.



43.

SUMMARY

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44.

Water heater manufacturer: • Bradford White

Tank capacity: • 50 gallons

Water heater approximate age: • 4 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [PVC plastic](#)

Pumps:

• [Sump pump](#)



45.

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Floor drain location: • Center of basement

Gas piping: • Steel

Limitations

Items excluded from a home 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

WASTE PLUMBING \ Sump pump

39. Condition: • Battery back up is non function. Repair as required. Consider installing a siphon jet back up pump.

Implication(s): Water entry into basement.

Location: Basement

Task: Repair

Time: Immediate

Cost: \$200

40. Condition: • [Discharge pipe problems](#)

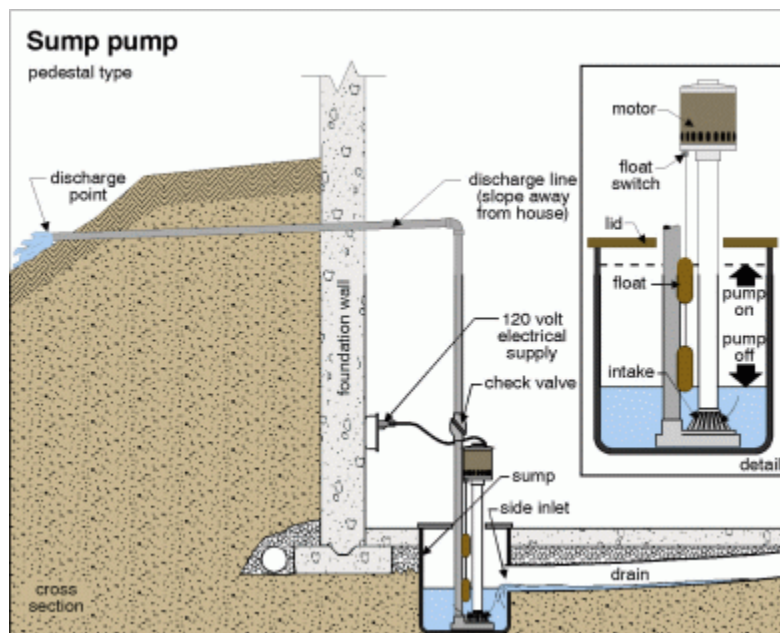
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Repair

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



46.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

41. Condition: • [Loose](#)

Laundry sink is loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the house

Location: First Floor Laundry Area

Task: Repair

Time: Immediate

Cost: Less than \$100



47.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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FIXTURES AND FAUCETS \ Toilet

42. Condition: • [Leak](#)

Fill tube is missing.

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

Location: First Floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

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

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

Windows: • [Fixed](#) • [Casement](#) • Wood • Metal-clad wood

Glazing: • [Double](#)

Exterior doors - type/material:

• [Sliding glass](#)



48.

• [Metal](#)



49.

• Garage door - metal

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Doors: • Hollow

Doors: • Inspected

Range fuel: • Electricity • Gas

Appliances: • Cooktop-Electric with downdraft fan.



50.

Appliances: • Gas Range - Basement



51.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Appliances: • Main kitchen has an opening for a free standing range. Gas and electric hook ups.

- Appliances:**
- Waste disposal



52.

- Door bell

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • Gas piping

Stairs and railings: • Inspected

Limitations

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

Cosmetics: • No comment offered on cosmetic finishes

Percent of foundation not visible: • 75 %

Basement leakage: • Cannot predict how often or how badly basement will leak

Recommendations

General

43. • Basement finishes water stained and quality is below balance of house. Repairs required.

Location: Basement

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WINDOWS \ Glass (glazing)

44. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: Rear Second Floor

Task: Repair

Time: Discretionary

Cost: \$300

WINDOWS \ Sashes

45. Condition: • [Rot](#)

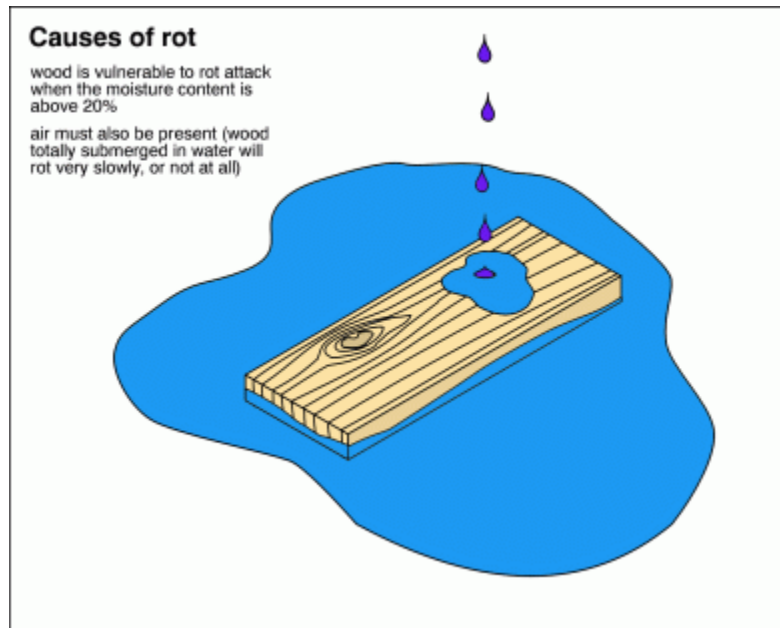
Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Various

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



[Click on image to enlarge.](#)

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RADON

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53.



54.

STAIRS \ General

46. Condition: • Trip hazard due to stair height

Implication(s): Safety issue

Location: First Floor Laundry Area

Task: Improve

Time: Discretionary

Cost: Depends on approach



55.

STAIRS \ Handrails

47. Condition: • [Missing](#)

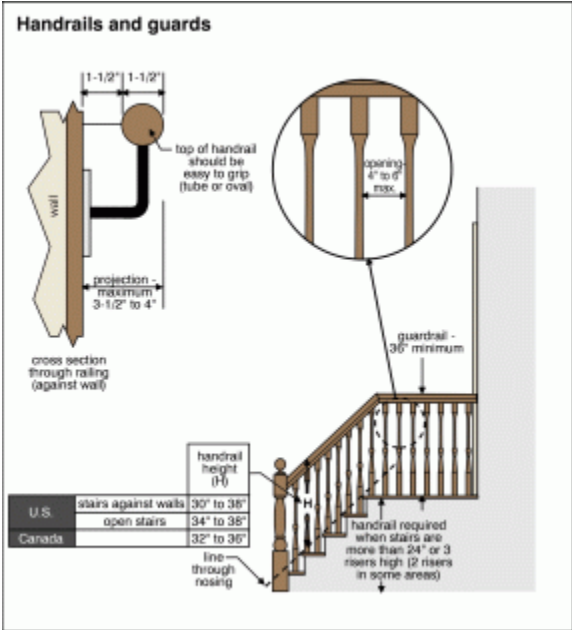
Implication(s): Fall hazard

Location: First Floor

Task: Replace

Time: Immediate

Cost: \$300



[Click on image to enlarge.](#)



56.

SUMMARY

ROOFING

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BASEMENT \ Leakage

48. Condition: • Basement Leakage: Subject is vacant, has a finished basement and no 'Seller's Disclosure' to review. Water stains present at various locations. It would appear that the sump pump had failed. Water is entering from defective siding and trim. Tie rod and wall crack leaks present. Repair tie rods and wall cracks from interior. Possible additional tie rod and wall crack leaks present behind finishes. Monitor and repair as required.

Location: Basement

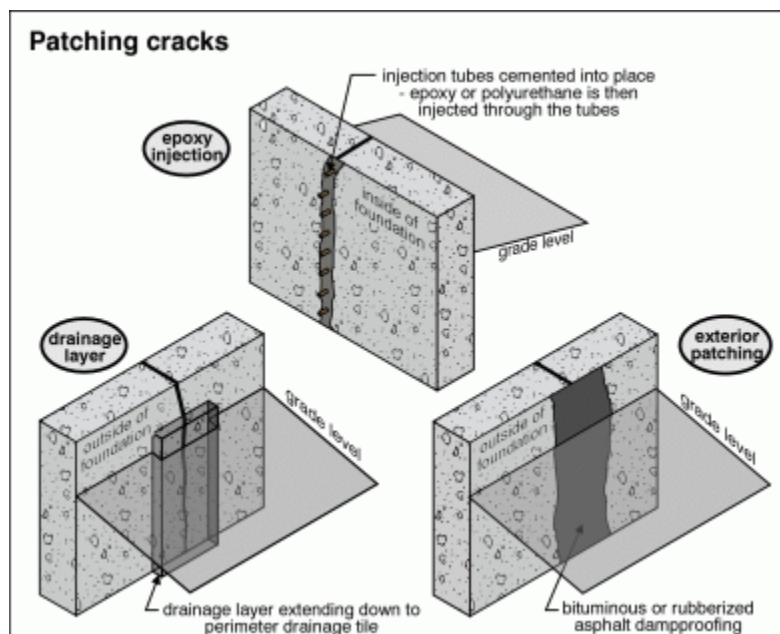
49. Condition: • [Leakage - Read these articles before undertaking any action](#)

50. Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

51. Condition: • [Cracks](#)

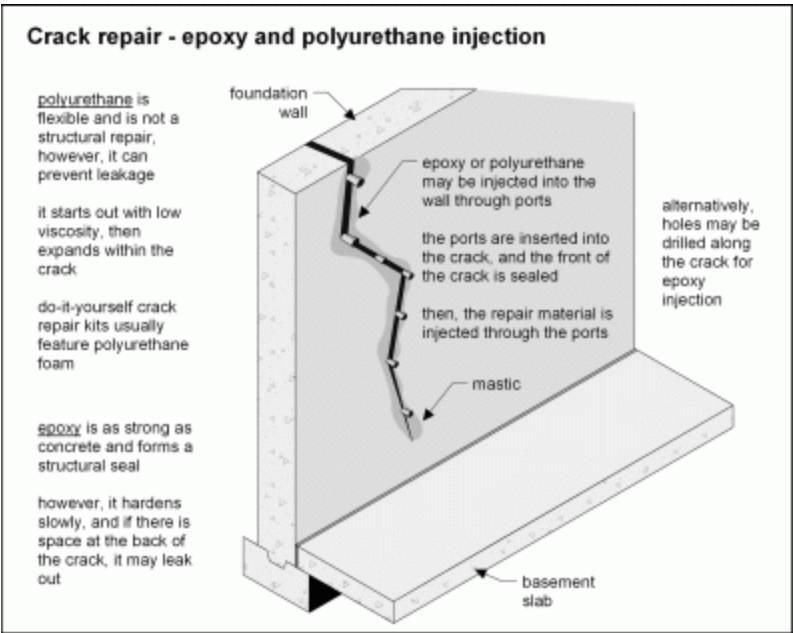
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

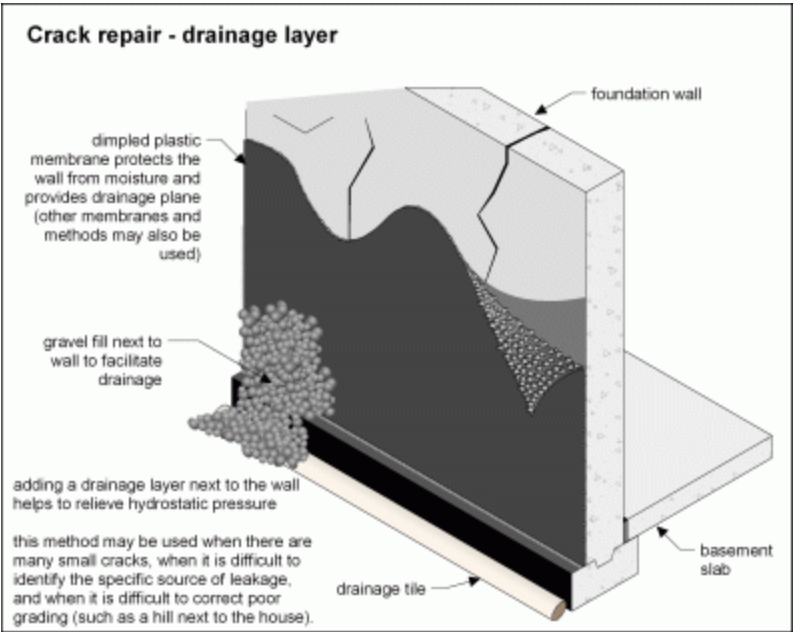


[Click on image to enlarge.](#)

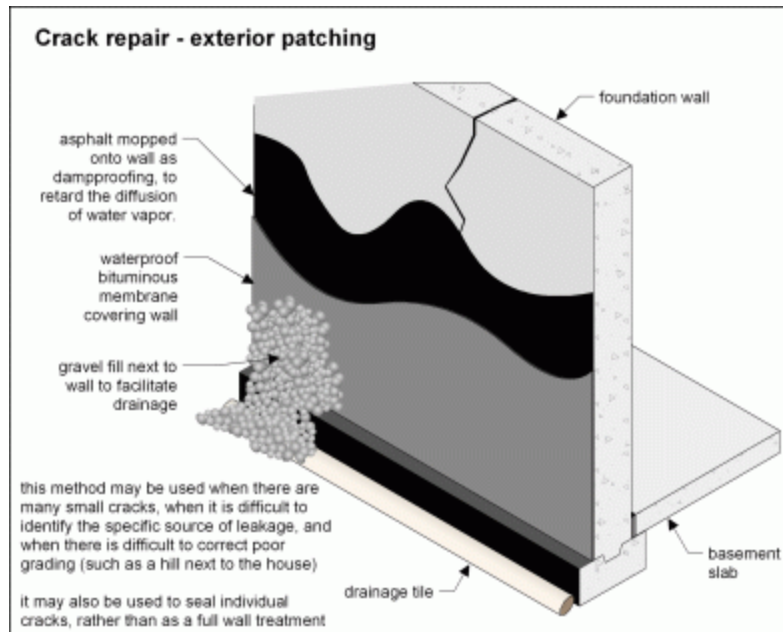
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

52. Condition: • [Form tie rod holes](#)

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

Location: Various

Task: Repair

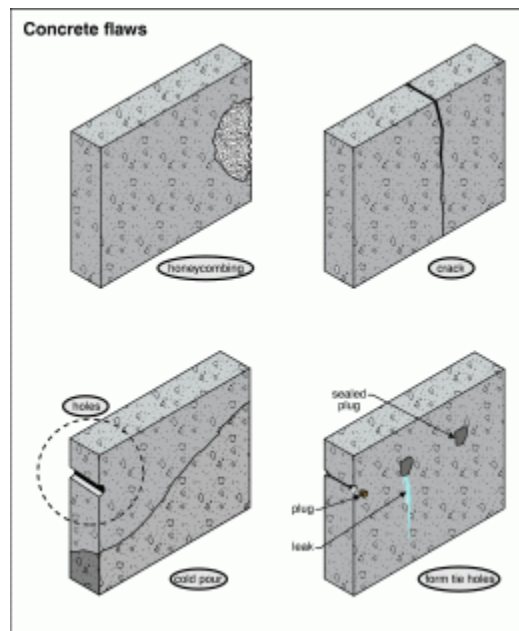
Time: Discretionary

Cost: Depends on work needed

53. Condition: • [Foundation flaws](#)

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

Location: Basement



[Click on image to enlarge.](#)

SUMMARY

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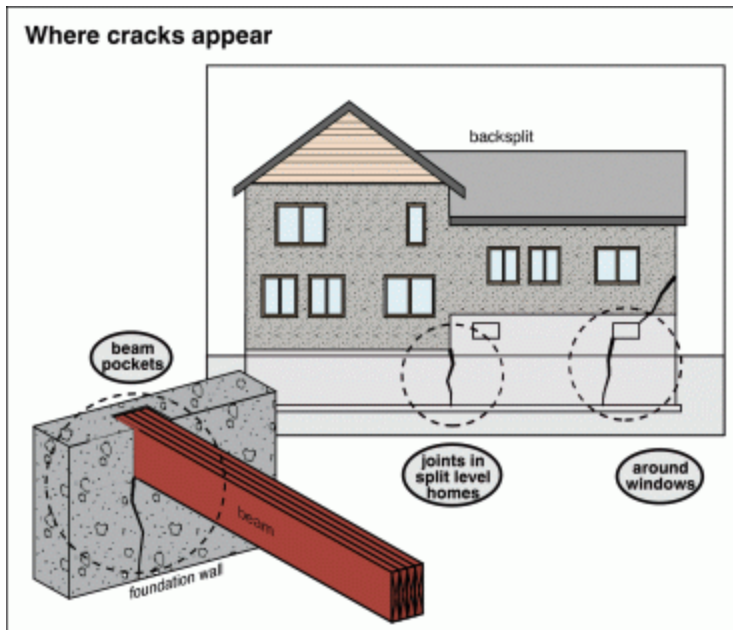
INTERIOR

SITE INFO

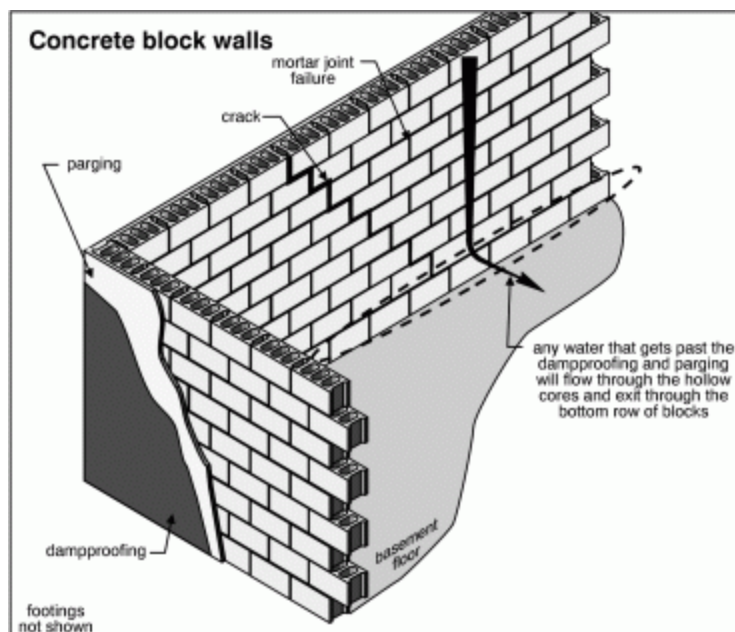
RADON

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REFERENCE



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

BASEMENT \ Wet basements - vulnerability

54. Condition: • [Poor gutters and downspouts](#)

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

SUMMARY

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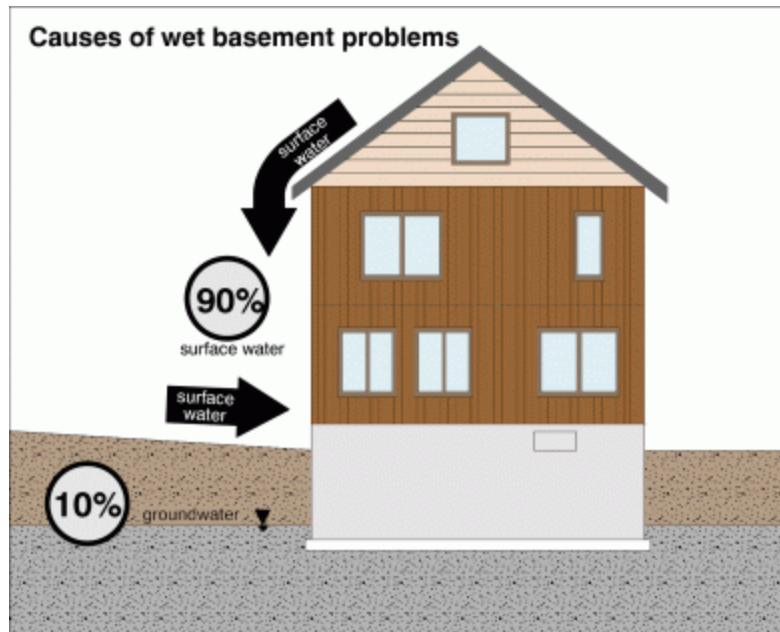
INTERIOR

SITE INFO

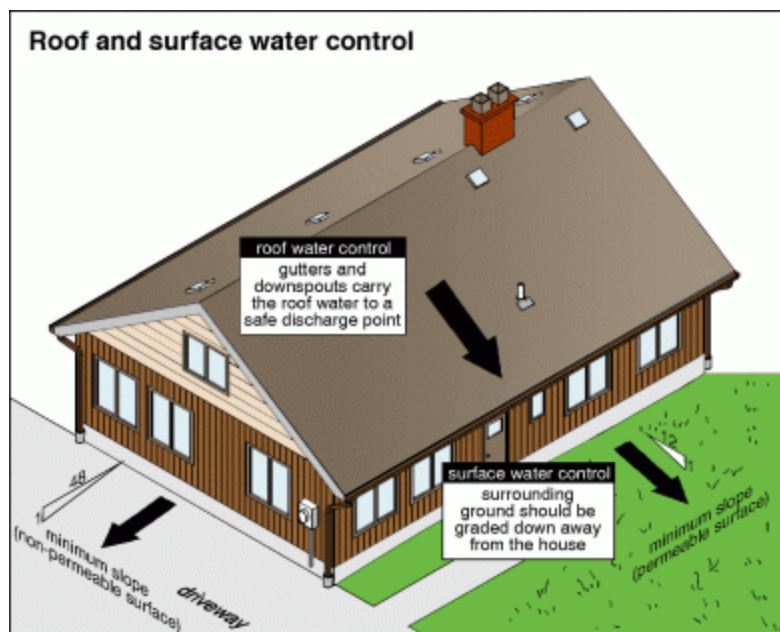
RADON

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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

EXHAUST FANS \ Exhaust fan

55. Condition: • Consider installing exhaust fan at bathroom.

Location: Second Floor Bathroom

Task: Improve

Time: Discretionary

Cost: \$400

SUMMARY

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EXHAUST FANS \ Kitchen exhaust system

56. Condition: • Venting arrangement poor

Implication(s): Equipment ineffective

Location: First Floor Kitchen

Task: Repair

Time: Immediate

Cost: Less than \$100



57.

APPLIANCES \ Dryer

57. Condition: • [Copper gas connector](#)

Implication(s): Fire or explosion

Location: First Floor Laundry Area

Task: Repair

Time: Immediate

Cost: Less than \$100



58.

SUMMARY

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Description

Weather: • Partly sunny • Ground was dry

Approximate temperature: • 70°

Attendees: • Buyer

Access to home provided by: • Buyer

Occupancy: • The home was vacant during the inspection. • The home was unfurnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection start and end time: • The inspection started at 3:00 p.m. • The inspection ended at 6:00 p.m.

Approximate date of construction: • 1986

Approximate size of home: • 2800 ft.²

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

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Recommend performing radon testing.

END OF REPORT

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**Owner Info:**

Owner Name : Bank Of New York	Annual Tax : \$4,936
Taxpayer Address : 7105 Corporate Dr #b81	Land Use : Residential Improved
Taxpayer City State : Plano Tx	State Use : Residential
Taxpayer Zip : 75024	Universal Land Use : SFR
Taxpayer Zip+4 : 4100	Property Category : RS
Sales/Recording Date : 11/17/1997	

Location Info:

School District : Farmington	Zoning : Ri
Subdivision : Meadowglen	City/Village/Township : Farmington Hills
Census Tract : 1684.00	Flood Zone Panel : 2601720633F
Block Group : 1	Panel Date : 09/29/2006
Carrier Route : C059	Flood Zone Code : X

Tax Info:

Property ID :	Advalorem Summer Tax : \$4,887.18
Assessment Year : 2010	Summer Tax : \$4,936.05
Assessed Value : \$134,950	Assessment Winter Tax : \$58.24
SEV : \$134,950	Prior Summer Tax Year : 2009
Capped Value : \$154,170	Prior Year Summer Tax : \$4,830.46
Taxable Value : \$134,950	Prior Winter Tax Year : 2009
Tax Year : 2010	Prior Year Winter Tax : \$1,110.34
Annual Tax : \$4,936	Prior Year Taxes : \$5,941
Summer Tax Year : 2010	Legal Description :

Characteristics:

Lot Frontage : 91	Cooling Type : Central
Lot Depth : 118	Heat Type : Forced Air
Acres : .25	Porch : Porch
Patio Type : Wood Deck	Basement Sq Feet : 1660
Garage Type : Detached Garage	Garage Capacity : 2
Style : Colonial	Garage Sq Ft : 462
Living Area Sq Ft : 2909	Year Built : 1986
Roof Material : Asphalt	Roof Shape : Gable
Stories : 2	Exterior : Aluminum/Vinyl
Total Rooms : 10	Bedrooms : 4
Total Baths : 3	Full Baths : 2
Topography : Flat/Level	Half Baths : 1
Fireplaces : 1	Fireplace : Y
Sewer : Public Service	

Last Market Sale:

Sales/Recording Date : 11/17/1997	Grantee : Bank Of New York
Sale Price : \$293,000	Grantor : Madurski Mark J

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Deed Type : **Deed (Reg)**Price Per Sq Ft : **\$100.72****Sales History:**

Sales/Recording Date :	12/01/2009	11/17/1997
Sale Price :	\$200,700	\$293,000
Grantee :	Cwalt Inc Trust 2004-30cb	Jose Gregory
Grantor :	Sheriff Of Oakland County	Madurski Mark J
Liber/Page :	41657-627	
Deed Type :	Sheriff's Deed	Deed (Reg)

Mortgage History:

Mortgage Date :	06/09/2005	12/13/2004	11/17/1997
Mortgage Amt :	\$36,500	\$292,000	\$234,400
Mortgage Lender :	Quicken Lns	Quicken Lns	First Fed'l Mich
Mortgage Type :	Conventional	Conventional	Conventional
Borrower 1 :	Jose Gregory F	Jose Gregory F	Jose Gregory
Borrower 2 :	Beltran-Estrada Esther	Beltran-Estrada Esther	

Courtesy of chris daggy
Realcomp II Ltd.

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

SUMMARY

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Listing History Status Detail Report



Residential MLS#

Sale Price: \$299,900

Status: SOLD

Area: 02231

Unknown/Unknown

Mailing Address:

FARMINGTON HILLS, MI 48335

Directions:

Location:

N 9 MI W HALSTED

Subdivision:

School District:

FARMINGTON

Property City:

FARMINGTON HILLS

Square Footage:

3000

Year Built:

1986

Lower Level Sq Ft:

0

Year Remodeled:

Remarks

Agent Only Remarks: DRAMATIC 2 STRY MARBLE/MIRROR FOYER, SEMI-CIRC OAK & LUCITE STRWAY & BRIDGE OVERLOOK VAULTED FAM RM W/10' STONE FP. VERY LRG BEDRMS. CUST LIGHT STAINED WOODWK T/O. CUST WINDOW TREAT. EXTENSIVE USE OF FRENCH DOORS T/O. HUGE JENAIR ISLAND KIT. CUSTOM L.L. W/2ND KITCH & BATH ADD 1200 SF. MSTR BATH W/DEEP OVAL TUB & WIC. SUNKEN HOT TUB ON LRG TIERED DECK. AGENT

Public Remarks:

Room Information

Bedrooms:	3	MBR:	24x13 Upper	BR5:		DR:	12x13 Entry	FDA:	
Full Bath(s):	2	BR2:	16x14 Upper	GR:		KT:	20x13 Entry	LDY:	
Lav(s):	2	BR3:	18x10 Upper	LR:	17x12 Entry	BFT:	15x11 Entry	GAR:	
		BR4:		FR:	20x16 Entry	LB:	12x10 Entry		

Other Rooms: DINING RM, 1ST FL LAU, REC. RM, LIVING RM, FAMILY RM, LIBR/STDY, BRKFST RM

Property Information

Ownership:

County:

OAK

Prop ID:

Assoc. Fee:

Possession:

NEG

Winter Taxes:

\$1,986

Summer Taxes:

\$3,243

Legal:

Other Features:

Short Sale:

Homestead:

\$125 YR

Assoc Fee Period:

Addl Docs:

Spec Assmt:

Map:

N29

Lot Size:

82x109x120x118

Frontage Feet:

82

Acreage:

0

Source Sq Ft:

BUILDER

<http://www.realcomonline.com/asp/RenderHistoryDetail.asp?propertyid=13481DRGR4...> 10/12/2010

SUMMARY

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Exterior/Construction Information

Architecture: 2-ST
Style: COLONIAL
Site Description:
Exterior Feat: PATIO, DECK, PORCH, SPRINKLR, OUTSD LGHT
Garage: 2 CAR, ATT, SIDE ENTRY, DIRECT ACC, OPENER
Road Frontage: PAVED
Out Buildings:
Water Facilities: SWIM ASSC
Water Name:
Water Sewer: MUN WAT, SEW-SANIT
Soil Type: % Wooded: % Tillable: % Tiled:

Ext Material: BRICK, CEDAR
Construction:

Interior Information

Foundation:
Heating: FRCD AIR
Cooling: CENTRAL, CEIL FAN
Interior Feat: SECURITY ALARM, WET BAR, CABLE AVL, AIR CLEANR, HUMIDF
Appliances: STV, DISHW, MICRO, DISPSL
Fireplace: FAM RM, NATURAL
Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH, BSM LAV

Basement: FINISHED
Fuel Type: GAS
Water Heaters: GAS

Listing Information

List Office: RE/MAX EXECUTIVE PROP-FH
Agent: LORETTA MADURSKI
Contact: MADURSKI
Co-List:

Agent Phone: 248-738-7100
Contact Phone:
Co-List Phone:

List Office Phone: 248-737-6800
Protect: 180
Access: APPT/LCKBX
List Date: 8/28/1997

Financial Information

Compensation: Sub Agency(Y) 3% , Buyer Agency(Y) 3% , Transaction Coord.(Y) 3%
Terms: CONV, CASH
Comp Arrang: **Land Contract:** N **DWP:** 8000 **Pay:** 50000 **Int:** 0.000 **Term:**

Sold Information

Selling Office ID: 250052
Pend Date: 9/19/1997
Sold Price: \$293,000
Seller
Concession:

Selling Office: THE MICHIGAN GROUP-LIVONIA
Sold Date: 11/4/1997
Terms:
Concession Type:

Selling Agent:
DOM: 22 N
3rd Party Apr: N
Concession \$
Amt:

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 Server RCO5

SUMMARY

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Listing History Status Detail Report



Residential MLS#

Sale Price: \$247,900

Status: PEND

Area: 02231

ERTS/FS

Mailing Address:

FARMINGTON HILLS, MI 48335-2711

Directions:

N OF 9 MILE W OF HALSTED

Location:

N 9 MILE W HALSTED

Subdivision:

MEADOWGLEN

School District:

FARMINGTON

Property City:

FARMINGTON HILLS

Square Footage:

2909

Year Built:

1986

Lower Level Sq Ft:

Year Remodeled:

Remarks

Agent Only Remarks: MOVE RIGHT IN! MARBLE ENTRY LEADS TO FORMAL LIVING AND DINING ROOM PLUS LIBRARY, ALL WITH CHERRY FLOORS. 2 STORY GREAT ROOM WITH FIREPLACE. GOURMET ISLAND KITCHEN. 1ST FLOOR LAUNDRY. ATTACHED GARAGE. FULL BASEMENT. MUST SEE!! ** AGENT MUST CLICK VIEW DOCUMENTS FOR OFFER REQUIREMENTS PRIOR TO WRITING ** ALL INFO ESTIMATE. If multiple offers it will be posted here. AGENTS!! Send you questions and status checks to OFFERS@MOVEWITHMARGO.COM

Public Remarks: MOVE RIGHT IN! MARBLE ENTRY LEADS TO FORMAL LIVING AND DINING ROOM PLUS LIBRARY, ALL WITH CHERRY FLOORS. 2 STORY GREAT ROOM WITH FIREPLACE. GOURMET ISLAND KITCHEN. 1ST FLOOR LAUNDRY. ATTACHED GARAGE. FULL BASEMENT. MUST SEE!! ** AGENT MUST CLICK VIEW DOCUMENTS FOR OFFER REQUIREMENTS PRIOR TO WRITING ** ALL INFO ESTIMATE. If multiple offers it will be posted here.

Room Information

Bedrooms: 3	MBR: 17x16 Upper	BR5:	DR: 12x11 Entry	FDA:
Full Bath(s): 2	BR2: 14x13 Upper	GR: 17x15 Entry	KT: 12x11 Entry	LDY:
Lav(s): 1	BR3: 13x12 Upper	LR: 14x15 Entry	BFT: 12x11 Entry	GAR:
	BR4:	FR:	LB: 13x12 Entry	

Other Rooms: DINING RM, 1ST FL LAU, LIVING RM, GREAT RM, LIBR/STDY, BRKFST RM

Property Information

Ownership: BANK - OWNED	Short Sale: N	
County: OAK	Homestead: N	Map: N29
Prop ID: 2DAC	Assoc Fee Period: ANNUALLY	Frontage Feet: 91
Winter Taxes: \$1,110	Addl Docs: Y	Acreage: 0.25
Summer Taxes: \$4,936	Spec Assmt:	Source Sq Ft: PRD
Legal:		
Other Features:		

<http://www.realcomonline.com/asp/RenderHistoryDetail.asp?propertyid=3C93158FD1...> 10/12/2010

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Exterior/Construction Information

Architecture: 2-ST

Style: COLONIAL

Site Description:

Exterior Feat:

Garage: 2 CAR, ATT, DIRECT ACC

Road Frontage: PAVED

Out Buildings:

Water Facilities:

Water Name:

Water Sewer: MUN WAT, SEW-SANIT

Soil Type:

% Wooded: 0

Ext Material: BRICK, ALUMINUM

Construction:

% Tillable: 0

% Tiled: 0

Interior Information

Foundation: BASEMENT

Heating: FRCD AIR

Cooling:

Interior Feat:

Appliances:

Fireplace: GRT RM

Bath Desc: 1ST F LAV, 2ND F BTH, MBR BTH

Basement: FINISHED

Fuel Type: GAS

Water Heaters:

Listing Information

List Office: REAL ESTATE ONE-WB/FH

Agent: MARGO BORKIN

Contact: OFFICE

Co-List:

Agent Phone:

Contact Phone: 248-851-1900

Co-List Phone:

List Office Phone: 248-851-1900

Protect: 180

Access: APPT/LCKBX

List Date: 9/1/2010

Financial Information

Compensation: Sub Agency(Y) 3% , Buyer Agency(Y) 3% , Transaction Coord.(Y) 3%

Terms: CONV, FHA, VA, CASH

Comp Arrang:

Land Contract: N

DWP:

Pay:

Int:

Term:

Pending Information

Pend Date: 10/6/2010

Selling Office ID:

DOM: 35 N

Selling Office:

Selling Agent:

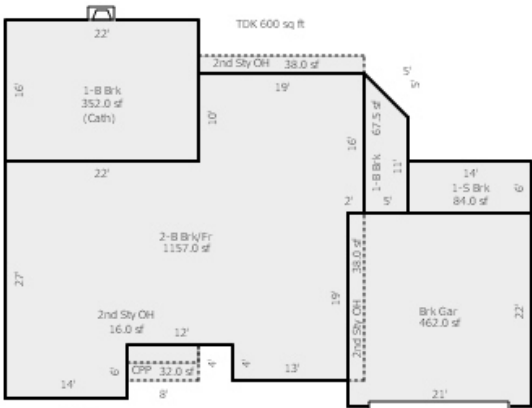
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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City of Farmington Hills

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23-30-430-003 37901 Bradley

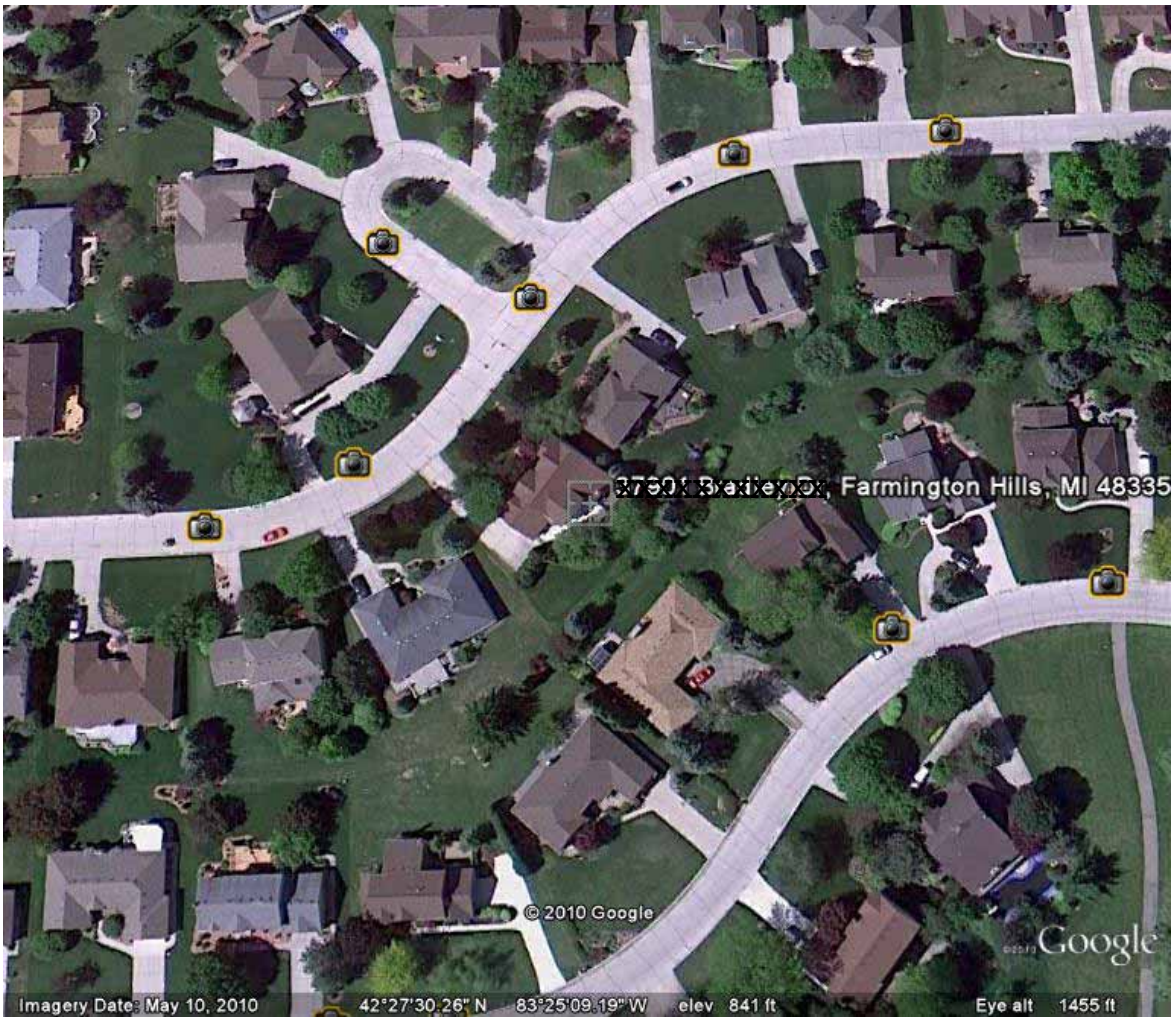
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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INSPECTION AGREEMENT

XXXXXX Farmington Hills, MI October 14, 2010

Report No. 1016

www.propertyinspectionengineers.biz

PARTIES TO THE AGREEMENT**Company**Property Inspection Engineers
PO 2395
Birmingham, MI 48012-2395**Client**

XXXXXXXXXX

This is an agreement between Jeff Verkeyn and Property Inspection Engineers.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association. A copy of these Standards is available at [click here](#). The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property. The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report. Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection. If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible. Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life. Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

Providing great home inspections for every client every time



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INSPECTION AGREEMENT~~XXXXXX~~ Farmington Hills, MI October 14, 2010

Report No. 1016

www.propertyinspectionengineers.biz

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicide's or pesticides. The Inspector does not look for, or comment on, the past use of including chemical termite treatments in or around the property.

4. We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

7. Company is Not Responsible for Third Party Use or Misinterpretation of the Report.

8. If the property is not vacant at the time of the Inspection it is recommended that a follow up inspection be performed after the house is vacant.

9. The Maximum Liability for the Company is limited to the cost of the Inspection.

10. The costs of suggested repairs are to be used for estimate purposes only and can vary from actual contractor prices. Should any cost estimates be provided, the cost estimates should be substantiated by several contractor's cost estimates.

11. Life expectancies are estimates only and may vary from the Report. No attempt is made to verify installation dates of the various systems.

12. Life expectancies are estimates only and may vary from the Report. No attempt is made to verify installation dates of the various systems.

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13. The parties agree and understand that Company and its inspector are neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Company makes no warranty, express or implied, as to fitness for use or condition of the systems or components inspected.

14. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. Neither the Company nor its Inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Company is neither a guarantor nor insurer.

15. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. Neither the Company nor its Inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Company is neither a guarantor nor insurer.

16. Company is not responsible for the performance, competence, test results of any third parties either utilized or referred.

17. Payment is due upon completion of the inspection. A \$20.00 returned check fee will be assessed for returned checks. Client is responsible for all fees required to collect payment for services rendered.

18. The Client recognizes that there is no representation, warranty or guarantee on the future life for systems and items inspected. The Client recognizes that the Company and its inspector is not a guarantor or insurer of the inspected systems components, and items. The inspector is not responsible for reporting compliance or non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or otherwise on the building, systems, or items therein. Any general comments, which may appear about these systems and conditions, are provided as a courtesy only and do not represent or form a part of the inspection.

19. The company has no liability for latent defects. This includes but is not limited to latent defects that cannot be observed through normal equipment operation. It is specifically agreed and understood that: Mechanical devices and structural components may be functional at the time of the inspection and later malfunction.

20. The Following Specific Limitations Apply: Design problems and adequacy are not within the scope of this inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test or evaluation will be made by the Inspector. No test samples or readings will be taken in any part of the building. Swimming pool, steamer, whirlpool tub or spa if present will not be checked. The draft on the fireplace will not be checked. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 60 degrees (Prior 24 hours) nor a heat pump when the temperature is above 60 degrees. The inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded torn or dirty floor, wall or window coverings. In addition the following are not inspected in the inspection: security systems; central vacuum; sheds; out buildings; personal property; accuracy of thermostat or timers; utilities; elevators; water softeners; lawn sprinklers; condition of furnace(s) heat exchanger(s); appliances; playground equipment; swimming pools, steamers, spas; energy efficiency measurements; recreational equipment; concealed or underground electric or plumbing; private sewer systems; water wells; buried tanks; environmental contamination; heating system accessories; solar heating systems; sewer lines

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(recommend scoping sewer lines); zoning or other ordinances; or building codes conformity. The Client understands that these systems and conditions and information about them are excluded from this Inspection and Report. The inspection and report does not address and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, UREA formaldehyde, wood destroying organisms (mold, mildew), soil contamination and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances or environmental conditions. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired. In addition the presence or absence of rodents are also not covered by this inspection

21. Inspection Requirements and Limitations: The building, its components and equipment, are to be ready and accessible at the time of the inspection. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilots, move furniture, move obstructions, or remove floor coverings, or remove panels to inspect any part of the building or its equipment.

22. Scope of Inspection: The scope of the inspection is strictly limited as set forth in this agreement. The inspection is intended to be a non-destructive examination of the general functioning of the building, its components and equipment. The examination is limited to visual and normal consumer operational techniques. Defects of the building, its components and equipment which are visually observable at the time of the inspection will be reported according to the Standards of Practice of the American Society of Home Inspectors, Inc. Therefore, defects or deficiencies that are not required by those ASHI Standards will not be included in the Inspection or Report.

23. DISPUTES: The Client must place all disputes to the Company in writing. The Company must be allowed to access to the Property for Re-inspection. If agreement cannot be reached between the parties; Disputes must be settled in arbitration according to the rules set forth by the American Arbitration Association. Judgment will be entered into the court having jurisdiction. If the dispute is settled in favor of the Company, then the Client shall be responsible for re-inspection fees, arbitration costs and attorney fees.

24. Client to provide written notification to the company if the client does not wish the Company to discuss or supply this inspection / report with Third Parties (such as but limited to listing agents and selling agents). If a potentially hazardous situation is discovered, the Company will attempt to notify owner or representative regardless of client's written notification.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, Jeff Verkeyn (Signature) XXXXXXXXXXXXXXXXXXXX (Date) 10-14-10, have read, understood and accepted the terms of this agreement.

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37901 Bradley Dr, Farmington Hills, MI October 14, 2010

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SERVICES

- PRE PURCHASE INSPECTIONS
- **FHA 203 K WORK WRITE UPS**
- PRE-LISTING INSPECTIONS
- PARTIAL INSPECTIONS (ROOF, FOUNDATION, ETC.)
- RESIDENTIAL APPRAISALS
- CONSTRUCTION WORK ESTIMATES
- MOLD EVALUATION
- ASBESTOS EVALUATION
- RADON EVALUATION
- FHA INSPECTIONS
- WELL INSPECTIONS
- DRAINFIELD INSPECTIONS
- WOOD DESTROYING INSECT INSPECTIONS
- COMMERCIAL INSPECTIONS
- MANUFACTURED HOUSING INSPECTIONS
- NEW CONSTRUCTION INSPECTIONS

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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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.

CELL: (248) 867-4132

Email: CDaggy@PropertyInspectionEngineers.biz

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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Pre Purchase Inspection

Price List

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	

Counties Served

- * **Oakland * Macomb * Wayne ***
- * **Livingston * Genesee * Lapeer ***
- * **Washtenaw * Saint Clair ***

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PO Box 2395

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Office:

(248) 644-8798

Fax:

(248) 644-8947

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Property Inspection Engineers



Appraisals and Inspections

Christopher J. Daggy

Civil Engineer / State Licensed Appraiser / 203K Consultant

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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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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)