



# Home Evaluation Services

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Inspected By: Gary Horwood



## Home Inspection Report

Prepared For:

**Sample Report Camp Or Cottage**

Property Address:

**Unspecified Address**

Inspected on Mon, Aug 24 2020 at 2:16 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

#### INSPECTION AGREEMENT

(Please Read Carefully)

In consideration of payment of the inspection fee set forth below, Home Evaluation Services LLC ("HES") agrees to conduct an inspection and prepare a written Inspection

Report ("Report") to alert the Customer of any major deficiencies in the property's condition in the following areas: structural condition; electrical, plumbing, hot water heater, heating and air conditioning; quality, condition and life expectancy of major systems and appliances; basement, including water problems; Kitchen and appliances; general interior, including ceiling, walls, floors, insulation and ventilation; general exterior, including roof, gutter, chimney; drainage and grading, of the lot. HES performs the inspection and prepares the report for the sole, confidential and exclusive use and possession of the CUSTOMER.

Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems or other items will not be dismantled during inspection.

HES will perform the inspection in accordance with the standards of practice of the American Society of Home Inspectors, which is incorporated herein by reference. A copy of these standards is on file at the HES office. The inspection will be completed at the location designated on the inspections conditions page of the report. All inspection information will be conveyed to the customer or the customer's representative in the report. HES accepts no responsibility for use or misrepresentation by third parties of the inspection or the report.

Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold in the air and carpet, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals. Also excluded are inspections of and reports concerning swimming pools, wells, septic systems, central vacuum systems, water softeners or sprinkler systems, and presence or absence of rodents, termites, or other insects.

If the Customer believes that the inspection or report are deficient or inaccurate, then HES reserves the right to re-inspect visually the alleged deficiency and inaccuracies before the customer takes any step to remedy same. Customer shall give written notice of the

alleged deficiency to HES. The notice shall state the alleged deficiency and the grounds or basis for the allegations that the deficiency exists.

The parties agree that HES, its employees and agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies that are either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTION, ITEM OR SYSTEM.

Customer understands and agrees that if HES, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of HES, its agents or employees shall be limited to the amount of the inspection fee paid by Customer.

**Resolution of disputes by arbitration** If after the proper notice by Customer, HES has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The term "dispute" includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement. Furthermore, the parties agree that each shall pay their own attorney fees and shall share equally in the cost of arbitration.

This Pre-Inspection Agreement represents the entire agreement between the parties and incorporate by reference the above referenced Cover Sheet, and Standards of the American Society of Home Inspectors. Changes or modifications to this agreement shall be in writing and signed by the parties. This agreement shall inure to the benefit only to the parties signing this agreement, and shall not inure to the benefit of any successor or assign of either party.

## General

### Client's Signature And Agreement

Acceptance:

Property Type:

Single Family

Stories:

One with small loft

Approximate Age:

Original Cabin Built In The 1930's, With Newer Addition

Age Based On:

Sellers Disclosure

Bedrooms/Baths:

One Alo G With Loft, 2 Bathroom

Furnished:

Yes

Occupied:

Yes

Weather:

Sunny

Temperature:

Warm

Soil Condition:

Dry, Damp

Utilities On During Inspection:

Electric Service

People Present:

Owner

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Sloped Away From Structure

Condition: Satisfactory

Vegetation:

Growing Against Structure, Generally Maintained

Condition: Satisfactory

(Site continued)



Comment 1:

I do recommend trimming back any limbs making building contact,.



Figure 1-1

Retaining Walls:	Not Present
Driveway:	Gravel Condition: Satisfactory
Walkways:	Pavers, Gravel Condition: Satisfactory
Steps/Stoops:	Wood Condition: Satisfactory
Patios/Decks:	Pavers, Wood Condition: Satisfactory
Out Building :	Oit Building

(Site continued)



Comment 2:

The bunkhouse building was in good general condition .



Figure 2-1



Figure 2-2



Comment 3:

The grounds were well kept and in good general condition .



Figure 3-1

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Log and log siding

Condition: Marginal



Comment 4:

With log home , I use a pick to determine log integrity, the wall logs all tested ok, but do note: the tails are soft, repair of these areas will be needed in the future .



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Exterior continued)



Figure 4-5



Comment 5:

Roof runoff is causing some deterioration in this area, it has been patched once, a gutter here may be an improvement .



Figure 5-1



Figure 5-2

Exterior Trim Material:

Wood

Condition: Satisfactory

(Exterior continued)

Windows:

Wood, Vinyl, Aluminum  
Condition: Repair or Replace



Comment 6:

One window was missing a screen, however it appears to be stored in the garage rafters .



Figure 6-1



Figure 6-2

(Exterior continued)



Comment 7:

One front porch area window was broken, this will need to be repaired .



Figure 7-1



Figure 7-2

Entry Doors:

Steel

Condition: Repair or Replace



Comment 8:

The front porch entry door fit and sealed poorly, this should be evaluated, and repaired as needed,.

(Exterior continued)

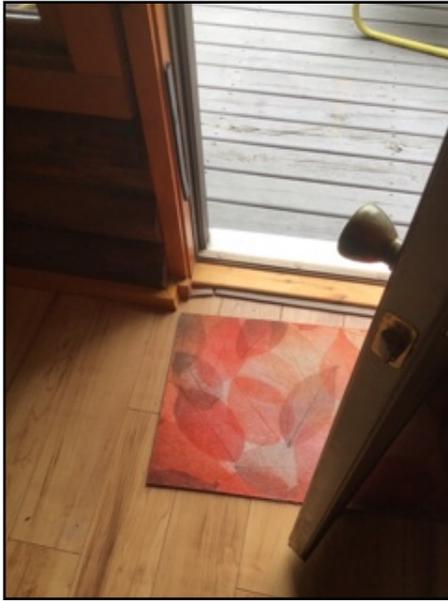


Figure 8-1

Railings:

Cable

Condition: Satisfactory



Comment 9:

Overall the exterior of this property was in good general condition, see notes for log condition .



Figure 9-1

# Garage

Garage Type:

Attached

Condition: Marginal



Comment 10:

I do recommend the Drywall/ firewall area be finished .



Figure 10-1

Garage Size:

Small 2 car

Door Opener:

Chain Drive

Condition: Satisfactory

Opener Safety Feature:

Light Beam, Force Sensitive

Condition: Satisfactory

(Garage continued)



Comment 11:

The garage was well built and in good condition,.



Figure 11-1

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: Roof Design: Roof Covering:	Walked Roof/Arms Length Gable Dimension shingles and rib type exposed fastened metal Condition: Satisfactory
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Comment 12:

I do recommend this debris be cleaned from the roof areas, it holds moisture and causes shorter roof service life,.

(Roofing continued)



Figure 12-1



Figure 12-2



Comment 13:

Some minor ice damage is starting in the valley, this will need to be monitored .



Figure 13-1



Figure 13-2

Ventilation Present:

Ridge Vents  
Condition: Satisfactory

(Roofing continued)

Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Stone Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Tar/Caulk Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Not Present



**Comment 14:**

The shingles and metal roof covering was found to be in good general condition, .



Figure 14-1



Figure 14-2

## Kitchen

Cabinets:	Painted wood Condition: Satisfactory
Countertops:	Wood Condition: Satisfactory

(Kitchen continued)

Sink: Single  
Condition: Satisfactory



Comment 15:  
The kitchen was in good condition .



Figure 15-1

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Whirlpool Condition: Satisfactory
Cooktop:	Flat surface Condition: Satisfactory
Range Hood:	Not Present
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory

(Appliances continued)

Microwave:

Counter top unit only

Condition: Further Evaluation Required



Comment 16:  
Not inspected .

Disposal:

Insinkorator

Condition: Satisfactory

## Bathrooms

### Bathroom #1

Bath Tub:

Not Present

Shower:

Not Present

Sink(s):

Pedestal

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Not Present

GFCI Protection:

Outlets

Condition: Satisfactory

(Bathroom #1 continued)



Comment 17:  
The 1/2 bathroom is #1.



Figure 17-1

## Bathroom #2

Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Bidet:	Not Present
Shower Walls:	Fiberglass
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)



Comment 18:

The showered bathroom is #2.



Figure 18-1

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Wood, Linoleum Condition: Satisfactory
Walls:	Painted Drywall, And original log Condition: Satisfactory
Window Materials:	Wood, Aluminum , Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Gas Burning Condition: Further Evaluation Required

(Interior continued)



Comment 19:

The gas fireplace was not in use at time of inspection, ( gas turned off ) I recommend asking that this be on fir your final walk through,.



Figure 19-1



Comment 20:

The interior room areas were found to be in very good condition condition, no repair items to note,.

(Interior continued)



Figure 20-1



Figure 20-2



Figure 20-3



Figure 20-4

(Interior continued)



Figure 20-5

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

Crawl Space

Foundation Material:

Poured Concrete, Concrete Block, Stone

Condition: Satisfactory



(Structure continued)

Subflooring: Oriented Strand Board, Solid Wood Plank  
Condition: Satisfactory

Wall Structure: Wood Frame, Along with original logs  
Condition: Satisfactory

## Attic



Comment 23:

This structure did not have a traditional attic area .

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method: From Access

Vapor Retarder: Missing  
Condition: Marginal



Comment 24:

Adding a plastic vapor barrier would improve the moisture level under the home.

Underfloor Insulation: Spray Foam  
Condition: Satisfactory

(Crawlspace continued)



**Comment 25:**

The original area and the addition area have been insulated by closed cell spray foam, this is a very good measure for this type home.



Figure 25-1



Figure 25-2

Ventilation Present:

No

Condition: Satisfactory

Moisture Condition:

Damp

Condition: Marginal

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Overhead

Main Disconnect Location:

Service Panel

Service Panel Location:

Garage

Service Panel Manufacturer:

Eaton

Condition: Satisfactory

Service Line Material:

Aluminum

Condition: Satisfactory

Service Voltage:

240 volts

Service Amperage:

200 amps

Service Panel Ground:

Ground Rod

(Electrical continued)

Branch Circuit Wiring:	Non-Metallic Shielded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type Condition: Further Evaluation Required



Comment 26:

I suggest to new home owners that new smoke detectors should be purchased to place in your home. Smoke detectors only have an expected life of 10 years. Placing new ones in your home helps ensure your families safety along with a new carbon monoxide sensor.



Comment 27:

New 200 amp service panel located in the garage .



Figure 27-1

(Electrical continued)

## Sub Panel

Location:	Front Utility Room
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory



Comment 28:  
The original cabin area has a sub panel .



Figure 28-1

## HVAC

HVAC System Type:	Electric base board system
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(HVAC continued)

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Type of Equipment: Electric  
Condition: Satisfactory



Comment 29:

The electric base board system was operating as designed at inspection .

Heating Fuel: Electric  
Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service: Well System



Comment 30:

The well water supply system provided good flow, pressure and recovery during testing,.

Supply Pipe Material: Copper, PEX  
Condition: Satisfactory

Location of Main Water Shutoff: At the pressure tank

Sewer System: Septic System

(Plumbing continued)



Comment 31:

I performed a 20 minute push test on the septic field and water source. During this test, the water flow remained good and there was no sign of the septic field not being able to handle the water load.



Figure 31-1



Comment 32:

I recommend septic systems be pumped every 4 -8 years, based on occupancy, Septic professionals can often tell if there is a problem with the septic field when they pump the tank.



Comment 33:

The owner stated it was last pumped 3-4 years ago .

Waste Pipe Material:

PVC

Condition: Satisfactory

Sump Pump:

Not Present

Location of Fuel Shutoff:

At the propane tank

(Plumbing continued)



**Comment 34:**

I always recommended consulting the water treatment professional that installed the system for operating and service information .



Figure 34-1

## Water Heater

Manufacturer:	Ruud
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	Year Built 2002



**Comment 35:**

note: normal anticipated service life is about 10-15 years.

Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory

(Water Heater continued)



Comment 36:

The electric water heater was operating as designed at inspection .



Figure 36-1

## Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Whirlpool Condition: Further Evaluation Required



Comment 37:

Full cycle test not done with an inspection, operating quality of these units will need to be determined by using,.

Dryer:	Whirlpool Condition: Further Evaluation Required
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(Laundry continued)



Comment 38:

Washer and dryer appear to be in good working condition, however full cycle testing not conducted during home inspection.

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Comment 39:

Stackable laundry setup.



Figure 39-1

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Vegetation

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1) I do recommend trimming back any limbs making building contact,



Figure 1-1

## Exterior Covering

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2) With log home , I use a pick to determine log integrity, the wall logs all tested ok, but do note: the tails are soft, repair of these areas will be needed in the future .

(Report Summary continued)



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Report Summary continued)



Figure 4-5

## Windows

3) One front porch area window was broken, this will need to be repaired .



Figure 7-1



Figure 7-2

(Report Summary continued)

### Entry Doors

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4) The front porch entry door fit and sealed poorly, this should be evaluated, and repaired as needed,.



Figure 8-1

(Report Summary continued)

### Garage Type

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5) I do recommend the Drywall/ firewall area be finished .



Figure 10-1

### Roof Covering

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6) I do recommend this debris be cleaned from the roof areas, it holds moisture and causes shorter roof service life,.



Figure 12-1



Figure 12-2

(Report Summary continued)

Vapor Retarder

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7) Adding a plastic vapor barrier would improve the moisture level under the home.