



Home Evaluation Services

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Inspected By: Gary Horwood



Home Inspection Report

Prepared For:

Sample Report Multi Family

Property Address:

Marquette, MI 49855

Inspected on Wed, Jan 13 2021 at 8:37 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:

Multi Family

Stories:

Two

Approximate Age:

Built 1977

Age Based On:

Sellers Disclosure

Bedrooms/Baths:

8 Apartments

Furnished:

Yes

Occupied:

Yes

Weather:

Overcast

Temperature:

Cold

Soil Condition:

Frozen

Utilities On During Inspection:

Electric Service, Gas Service, Water Service

People Present:

Client, Buyer's Agent

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:

Mostly Level

Condition: Satisfactory

Vegetation:

Generally Maintained

Condition: Satisfactory

Retaining Walls:

Concrete

Condition: Satisfactory

(Site continued)



Comment 1:

The retaining wall on the east end of the property has had some repairs. The wall has a slight bow that I would recommend monitoring. These can be seen in the attached photos.



Figure 1-1



Figure 1-2



Figure 1-3

Driveway:

Asphalt

Condition: Satisfactory

Walkways:

Concrete

Condition: Satisfactory

Steps/Stoops:

Concrete

Condition: Satisfactory

Patios/Decks:

Concrete

Condition: Satisfactory

(Site continued)



Comment 2:

The site appears to be well maintained with no drive or walkway defects that we were able to view with the snow covering.

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:

Aluminum Siding

Condition: Satisfactory



Comment 3:

Loose aluminum siding on back balcony of unit number six.



Figure 3-1

Exterior Trim Material:

Aluminum

Condition: Satisfactory

Windows:

Wood, Aluminum

Condition: Satisfactory

(Exterior continued)



Comment 4:

Main windows are vinyl, bathroom windows are wood. The wood windows will need to be scraped, cleaned, and painted in the near future to prevent further deterioration. A long term fix would be replacement with vinyl units,



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Exterior continued)



Comment 5:

Missing screens on all four units of the east end of the complex.



Figure 5-1

Entry Doors:

Vinyl, Steel

Condition: Satisfactory



Comment 6:

New vinyl patio door installed in unit number six, Note, all of the tenants mentioned that they were told replacement patio doors were scheduled .



Figure 6-1

Balconies:

Wood

Condition: Satisfactory

(Exterior continued)



Comment 7:
Leaking from balcony above example.



Figure 7-1



Figure 7-2



Comment 8:
Storage shed on unit three is missing ceiling.



Figure 8-1

(Exterior continued)



Comment 9:

Unit four ceiling in shed for example of properly installed storage shed ceiling.



Figure 9-1



Comment 10:

Unit five has leaking from balcony above.



Figure 10-1



Figure 10-2

Railings:

Metal

Condition: Satisfactory

(Exterior continued)



Comment 11:

Exterior aluminum siding views. The exterior of the complex inspected well and no major deficiencies were found at the time of inspection.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Exterior continued)



Figure 11-5

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: Height and snow prevented walking inspection.



Comment 12:

Inspector was told that The roof was recently inspected by a contractor and was said to be in good general condition.

Roof Design:	Gable
Roof Covering:	Architectural shingles
	Condition: Satisfactory
Approximate Roof Age:	Recently Inspected
Ventilation Present:	Soffit, Ridge Vents, Roof deck
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Not Present
Sky Lights:	Not Present
Flashings:	Not Present

(Roofing continued)

Soffit and Fascia:

Aluminum

Condition: Satisfactory



Comment 13:

Fascia board damaged on unit three balcony .



Figure 13-1



Figure 13-2



Comment 14:

Missing trim under entrance balcony.



Figure 14-1

Gutters & Downspouts:

Plastic

Condition: Satisfactory

(Roofing continued)



Comment 15:

I always recommend full gutters systems on all homes. A proper system will take roof runoff away from the building, protect the base materials of the home, and keep the basement and crawl space areas dryer.



Figure 15-1

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory



Comment 16:

The kitchens were found to be in good usable condition when talking with the tenants in the complex.

(Kitchen continued)

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.



Comment 17:

When asked, tenants said all appliances were in operating condition at the time of inspection .

Bathrooms



Comment 18:

Unit three tub faucet is loose, this will need to be caulked to prevent water intrusion to the wall cavity .



Figure 18-1

(Bathrooms continued)



Comment 19:

Slow drain in hallway bath in unit 3, also missing aerator on end of faucet , trap will need to be cleaned and recommend an aerator be installed .



Figure 19-1



Comment 20:

Unit five hallway bathroom sink is missing drain stopper.



Figure 20-1

(Bathrooms continued)



Comment 21:

Drain is also slow in unit five's master bathroom sink.



Figure 21-1



Comment 22:

The bathrooms were in good general condition with any deficiencies noted in the pictures and comments of the report.

Bathroom #1

Location:	Hallway
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory

(Bathroom #1 continued)

Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #2

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

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, Carpet, Vinyl

Condition: Satisfactory



Comment 23:

Carpet in unit five is in need of replacement. It is bunched up in multiple locations throughout the unit. Tenant complained of this being a trip hazard,

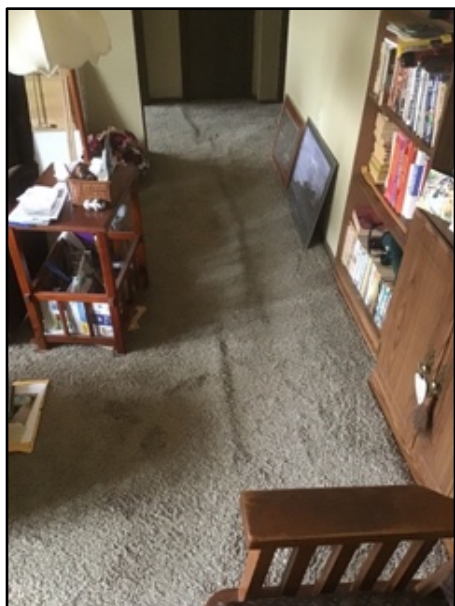


Figure 23-1



Figure 23-2

Walls:

Painted Drywall

Condition: Satisfactory

Window Types:

Single Hung, Casement

Condition: Satisfactory

(Interior continued)



Comment 24:
Crank stripped in unit five on living room window.



Figure 24-1



Comment 25:
Multiple windows in unit six have issues with the casement cranks .



Comment 26:
The windows are all original (other than one in unit 6) the tenants did mention some operating difficulties and some drafts and hardware issues, however, we found them to be in good general condition,.

Window Materials:

Wood, Vinyl

Entry Door Types:

Sliding, Hinged

Condition: Satisfactory

(Interior continued)



Comment 27:

Weather stripping needs replacement on unit one sliding door.



Figure 27-1

Entry Door Materials:

Wood

Interior Door Materials:

Aluminum

(Interior continued)



Comment 28:

Steel pantry doors in some units are hard to close and open.



Figure 28-1



Comment 29:

Unit one interior .

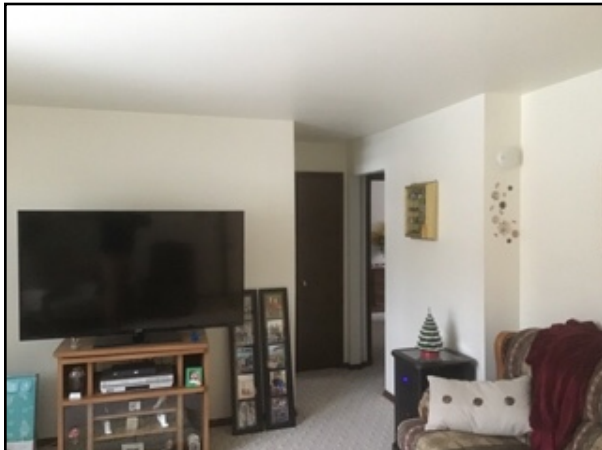


Figure 29-1

(Interior continued)



Comment 30:
Unit two interior .

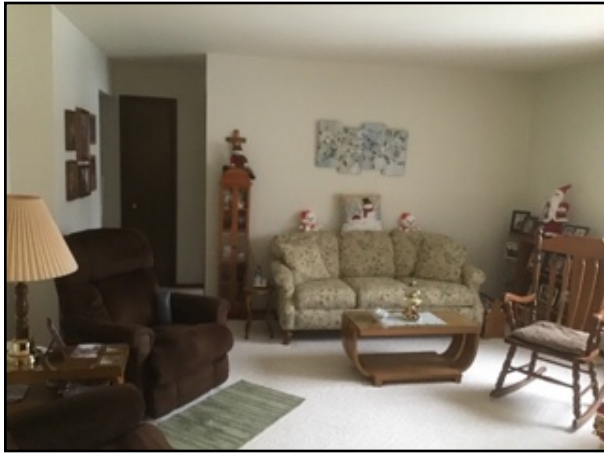


Figure 30-1



Comment 31:
East common area .

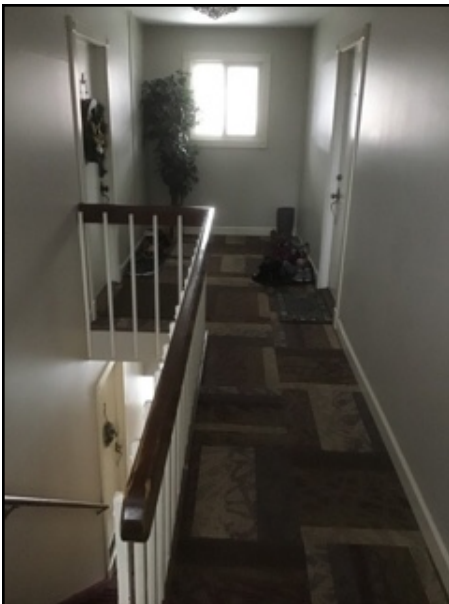


Figure 31-1

(Interior continued)



Comment 32:
Interior unit three.



Figure 32-1



Comment 33:
Interior unit four.

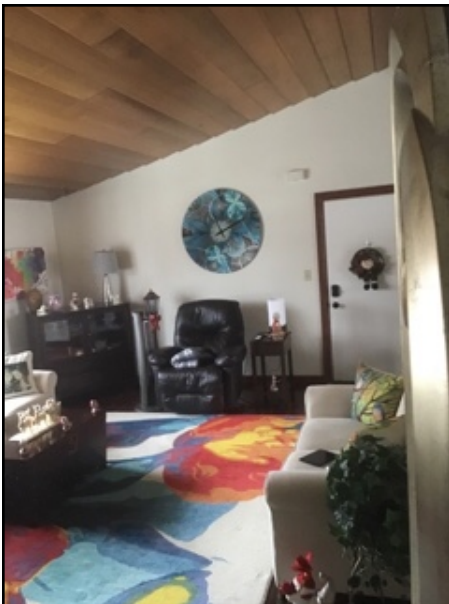


Figure 33-1

(Interior continued)



Comment 34:
Interior of unit five.

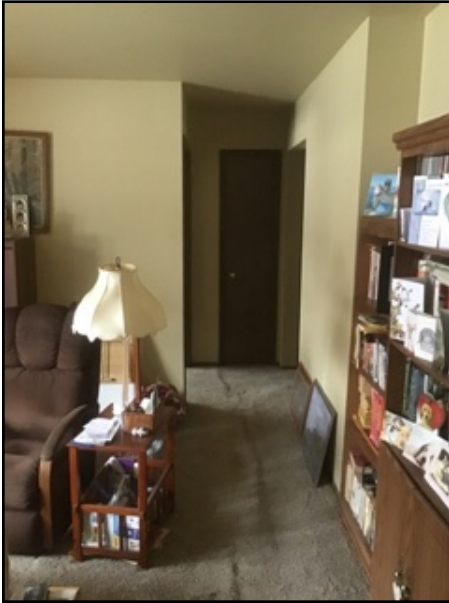


Figure 34-1



Comment 35:
Unit six interior .



Figure 35-1

(Interior continued)



Comment 36:
Unit seven interior .

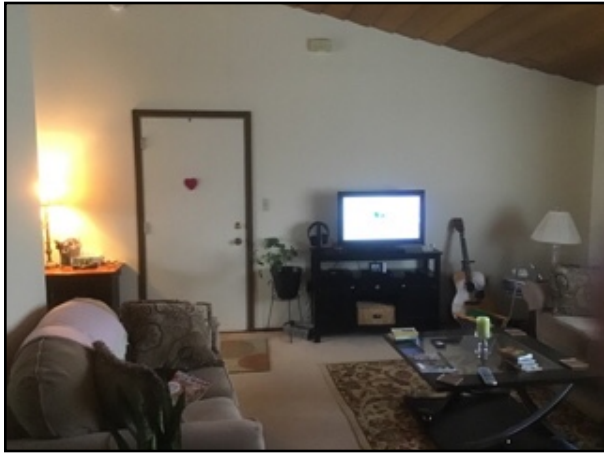


Figure 36-1



Comment 37:
Unit eight interior .



Figure 37-1



Comment 38:
The interiors of the complex inspected well with no major deficiencies found.

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:	Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory



Comment 39:

The foundation of the building is in good general condition with no major deficiencies.

Attic

Attic Entry:	Hallway
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Cellulose, Fiberglass Batts
	Condition: Satisfactory

(Attic continued)



Comment 40:

Attic east end of complex, has one open junction box .



Figure 40-1



Figure 40-2



Comment 41:

Attic on west end of complex. Fiberglass batting has fallen down from interior gable wall to attic area causing heat loss from apartments as well as cold spots in the apartments on both sides, this insulation needs to be properly put back into place,

(Attic continued)



Figure 41-1



Figure 41-2



Figure 41-3

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:

Inside

Vapor Retarder:

Not Present

Underfloor Insulation:

Fiberglass Batts, Rigid Foam, Spray Foam

Condition: Satisfactory

(Crawlspace continued)



Comment 42:

Crawl space has foam board walls and spray foamed floor joists. This is very good for plumbing and keeping the space tempered. It was very dry with no signs of water penetration.



Figure 42-1



Figure 42-2



Figure 42-3



Figure 42-4

(Crawlspace continued)



Figure 42-5

Ventilation Present:
Moisture Condition:

Not Present
Dry
Condition: Satisfactory

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:	West laundry center
Service Panel Manufacturer:	Bryant
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory

(Electrical continued)

GFCI/AFCI Breakers:

Not Present

Smoke Detectors:

9 volt Battery Type

Condition: Further Evaluation Required



Comment 43:

Unit one panel for example.



Figure 43-1

(Electrical continued)



Comment 44:
Electrical panels for building in west laundry center.



Figure 44-1



Figure 44-2



Comment 45:
The electrical was found to have no major deficiencies at the time of inspection.

HVAC

HVAC System Type:

Package Unit

Thermostat:

In units

Condition: Satisfactory

Thermostat Location:

In units

(HVAC continued)



Comment 46:

Boiler room number one off unit number two has some moisture damage, however it was dry at the time of inspection and should be monitored.



Figure 46-1



Comment 47:

The heating systems are newly replaced and found to be in good operating condition at the time of inspection.

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.

Location:	Unit two
Type of Equipment:	Boiler
	Condition: Satisfactory
Manufacturer:	Weil McLain
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	Built 2018
Filter Type:	Not Present
Type of Distribution:	Pipes
	Condition: Satisfactory

(Heating continued)



Comment 48:

Boiler off unit two for units 1-4 .



Figure 48-1



Comment 49:

Boiler off unit six for units 5-8.



Figure 49-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly

(Heating continued)

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:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter



Comment 50:
Water main for complex in crawlspace.



Figure 50-1

(Plumbing continued)



Comment 51:

All of the inspected plumbing in the crawlspace and in the units was found to be in good usable condition.

Water Heater

Manufacturer:	Smart
Fuel:	Not Present
Capacity:	70 gal
Approximate Age:	Built 2016
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Not Present



Comment 52:

Water maker in East laundry center for hot water.



Figure 52-1

(Water Heater continued)


 Comment 53:
West laundry center water maker. Both units were operating as designed at inspection,



Figure 53-1

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Whirlpool Condition: Satisfactory
Dryer:	Whirlpool Condition: Satisfactory

(Laundry continued)



Comment 54:

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



Comment 55:

East laundry center .



Figure 55-1



Figure 55-2

(Laundry continued)



Comment 56:
Some cracks in East laundry center floor tile.



Figure 56-1



Comment 57:
Unit four has its own laundry.



Figure 57-1

(Laundry continued)



Comment 58:
West laundry center.



Figure 58-1



Comment 59:
Both east and west laundry centers appear to be in use and in usable condition, however a full cycle test on the washers and dryers are not done as part of an inspection.

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.

Exterior Covering

1) Loose aluminum siding on back balcony of unit number six.



Figure 3-1

(Report Summary continued)

Balconies

2) Leaking from balcony above example.



Figure 7-1



Figure 7-2

3) Storage shed on unit three is missing ceiling.



Figure 8-1

4) Unit five has leaking from balcony above.

(Report Summary continued)



Figure 10-1



Figure 10-2

Soffit and Fascia

5) Fascia board damaged on unit three balcony .



Figure 13-1



Figure 13-2

6) Missing trim under entrance balcony.

(Report Summary continued)



Figure 14-1

Floors

7) Carpet in unit five is in need of replacement. It is bunched up in multiple locations throughout the unit. Tenant complained of this being a trip hazard,

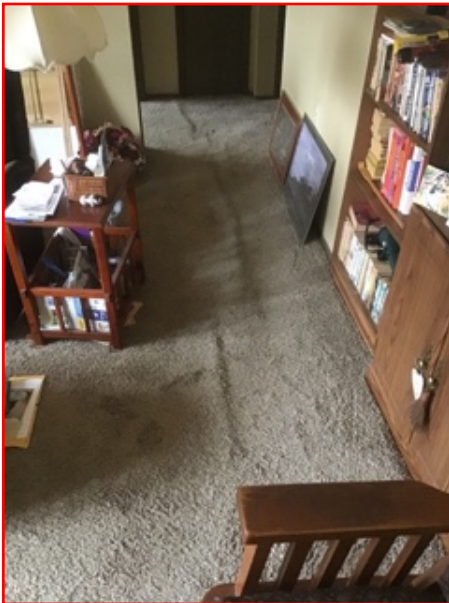


Figure 23-1



Figure 23-2

(Report Summary continued)

Window Types

8) Crank stripped in unit five on living room window.



Figure 24-1

9) Multiple windows in unit six have issues with the casement cranks .

(Report Summary continued)

Structure: Attic

10) Attic east end of complex, has one open junction box .



Figure 40-1



Figure 40-2

11) Attic on west end of complex. Fiberglass batting has fallen down from interior gable wall to attic area causing heat loss from apartments as well as cold spots in the apartments on both sides, this insulation needs to be properly put back into place,



Figure 41-1



Figure 41-2

(Report Summary continued)



Figure 41-3

HVAC

12) Boiler room number one off unit number two has some moisture damage, however it was dry at the time of inspection and should be monitored.



Figure 46-1