

ProTek Inspections Inc.



123 Easy Street
Kalamazoo, MI 49009

Prepared for: Savvy Buyer

Prepared by: ProTek Inspections Inc.
5047 West Main Street #405
Kalamazoo, MI 49009
Inspector: Janis Putelis, ACI

Table of Contents

Definitions	2
General Information	2
Grounds	3
Exterior Surface and Components	3
Roof	4
Garage	5
Interior	5
Appliances	7
Electrical	7
Structure	9
Basement	10
Air Conditioning	10
Fireplace/Wood Stove	11
Heating System	12
Plumbing	13
Attic	16
Summary	18

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional, not functioning as intended and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function or is unsafe.

General Information

Property Information

Property Address
City Kalamazoo State Michigan Zip 49015

Client Information

Client Name Savvy Buyer
Phone Fax N/A
E-Mail savvybuyer@confident.com

Inspection Company

Inspector Name Janis Putelis (Yanis), ACI
Company Name ProTek Inspections Inc.
Company Address 5047 West Main Street #405
City Kalamazoo State MI Zip 49009
Phone 269-353-9000 Fax 269-353-9100
E-Mail info@protekinspections.com
File Number H467

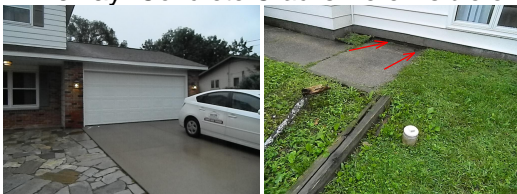
Conditions

Others Present Buyer's Agent and Buyer Property Occupied No
Estimated Age 41 Entrance Faces West
Inspection Date 02/06/2013
Start Time 2:00pm End Time 4:30pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 70'
Weather Overcast, Rain Soil Conditions Very wet, rain in excess of 1.5" in last 24 hours
Space Below Grade Basement and none (partial slab construction)
Building Type Single family, Quad level Garage Attached
Sewage Disposal Municipal, Assumed not verified. How Verified Further verification suggested.
Water Source Municipal How Verified Visual Inspection
Additions/Modifications Partial finished basement
Permits Obtained Unknown How Verified Suggest verifying that permits and inspections were obtained

Grounds

Determination of property lines or right of ways was not included in this survey. We suggest due diligence for discovery of these items. Snow cover, leaves, vegetation, personal items or debris may limit and restrict full view and evaluation of some components. Protek Inspections makes no representations for these conditions which are hidden from view. We recommend further evaluation when obstacles are removed. Geological conditions or site stability are not included in this inspection. For information concerning these conditions, a geologist or soils engineer should be consulted.

1. Acceptable Driveway: Concrete Cracks were visible on the concrete surface.



2. Marginal Walks: Stone slabs, Concrete The rear walk is inverted directing run off water towards the slab foundation of the room addition.
3. Acceptable Stoops: Concrete
4. Acceptable Deck: Pressure treated frame and deck surface lumber. Deck built on grade, unable to inspect the underside/framing. Surface erosion and wear observed.
5. Acceptable Porch: Wood frame over concrete stoop at the front entry.
6. Acceptable Vegetation: Trees, shrubs & grass
7. Acceptable Retaining Walls: Stone
8. Marginal Window Wells: Corrugated metal bay Evidence of prior water penetration observed.
9. Acceptable Grading: Minor slope

Exterior Surface and Components

This inspection is limited to readily visible and exposed surfaces and components. Obstacles such as snow, vegetation, debris and personal property may prevent full view of components. Such obstacles should be removed to permit further evaluation prior to taking possession of this property.

All elevations Exterior Surface

1. Acceptable Type: Aluminum and vinyl siding with brick veneer The siding is weathered from exposure, the aluminum has been painted.



2. Marginal Trim: Vinyl, wood & aluminum combination Deteriorated or peeling paint at the overhang soffits in some areas; recommend repainting as necessary. A qualified contractor is recommended to evaluate and estimate repairs
3. Defective Flashing: Metal and unknown Flashing is suspected to be damaged or missing at the NE garage roof to house wall intersection. This area is heavily tarred and appears to be leaking as observed in the attic and inside the garage at the service door frame. Prior repair of the garage ceiling observed. Further evaluation and repair is necessary (other than tar).



A majority of the wall flashing is not visible to inspection. Visible flashing is serviceable. Annual inspection and maintenance is to be expected.

4. Acceptable Entry Doors: Metal & glass in wood frames
5. Acceptable Patio Door: Wood and glass French door with insulated glass

Exterior Surface and Components (Continued)

6. Defective Windows: Original wood double hung units with aluminum storms., Andersen Mfg. casement windows with insulated glass A majority of the original windows are painted shut, stuck, missing cranks and will not open; repair is necessary.
- 
7. Acceptable Storm Windows: Aluminum frame with glass
8. Not Inspected Window Screens: Screens are not inspected
9. Acceptable Basement Windows: Metal frame with single pane glass Basement units are not checked for function, except for egress units. These units are too small for egress. Updating for improved energy efficiency is recommended.

Roof

Snow and ice cover, leaves and debris may restrict view of the roofing materials and associated components. No evaluation can be made if such conditions are present. Protek Inspections Inc. recommends the roof be evaluated once these obstacles are removed or conditions clear. Age estimates are based on Inspector experience and the visible "exposure wear" of the roofing material and reported in years of wear. This "exposure wear" estimate may not coincide with the actual age of the roofing material or as reported by the owner.

All roof surfaces Roof Surface

1. Method of Inspection: Ground level view with binoculars., Adjacent roof
2. Marginal Unable to Inspect: 25%. rain prevents walking the roof.
3. Marginal Material: Asphalt/composition laminated profile shingle The shingles reveal premature fine cracks and are delaminating mineral on the laminated face portion of the shingle. This condition is suspected to be a factory manufacturing defect but does not appear to have affected the weather resistance of the shingle. Forecasting future performance of the shingle is not possible. Similar conditions have been viewed on other homes inspected by this inspector.
Minor deflection observed in the plywood/roof plane suspected to be age related. Minor lifting observed in the shingles also; anticipate monitoring and maintenance.

4. Type: Gable



5. Approximate Age: Estimated to be 10-12 years of an anticipated 20 year life cycle.
6. Acceptable Flashing: Metal and Neophrene. Visible flashing are functional as viewed, multiple flashing areas are covered and not visible. Regular inspection and maintenance is recommended.
7. Acceptable Plumbing Vents: Cast Iron

Roof Water Control

8. Marginal Gutters: Metal Partial gutters only at front elevation north end. The addition of gutters on the north and south elevation of the room addition may be desired.
9. Acceptable Downspouts: Metal
10. Acceptable Leader/Extension: Above ground leaders

Garage

Garage inspections are limited to visible areas only. No personal storage items are moved to gain access of the premises. Firewall rating is beyond the scope of this inspection. Framing, wiring, piping and insulation covered by gypsum board cannot be inspected. Firewall requirements may change for different time periods of construction. Our observations are based on present day standards for safety and are intended as recommendations to save lives by updating the existing conditions. Other outbuildings on property are not included or inspected unless noted.

1. Type of Structure: Wood frame, attached. Car Spaces: 2

2. Marginal Ceiling: Gypsum board Damaged drywall observed at the overhead door. Bowing and delaminating drywall observed in multiple areas of the garage ceiling. Seams and tape are delaminating and have been repaired in some areas; anticipate repair as necessary. A qualified contractor is recommended to evaluate and estimate repairs



3. Acceptable Walls: Gypsum board

4. Acceptable Floor/Foundation: Poured concrete

5. Acceptable Garage Doors: Insulated fiberglass

6. Defective Door Operation: Mechanized The torsion springs are not functioning as intended when the door is disconnected(the door does not station) from the opener and used manually adjustment or repair is necessary.



7. Marginal Service Doors: Metal in wood frame Worn from service with damaged weatherstripping; anticipate door updating.

8. Acceptable Exterior Entry Door: Metal door in wood frame Worn from service.

Interior

Determining the conditions of walls and floors behind wallpaper, paneling, floor coverings and furnishings is beyond the scope of this inspection. ProTek Inspections Inc. does not move personal items to gain access or disassemble components to permit visual inspection. Hidden conditions may be present and not accessible to inspection.

General Interior

1. Acceptable Closets: Multiple closets, all bedrooms and hallways.

2. Acceptable Ceilings: Painted gypsum board

3. Acceptable Walls: Painted gypsum board

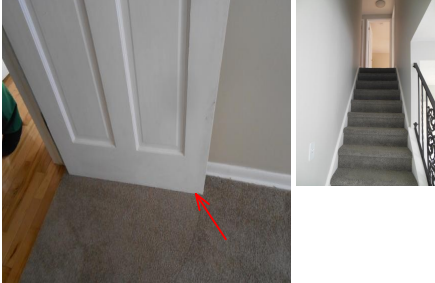


4. Acceptable Floors: Carpet, ceramic tile, vinyl, laminate and wood

Interior (Continued)

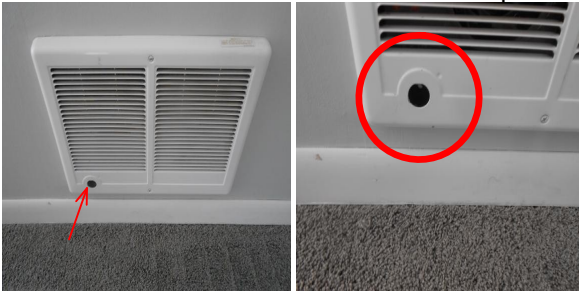
5. Defective

Doors: Hollow core wood composite Multiple door units require adjustment or repair: the northwest bedroom door rubs on the carpet, the 1/2 bath door will not latch. The dining room pocket doors are missing hardware and one side will not move (painted); repair is necessary.



6. Defective

HVAC Source: Central heating metal duct system with register diffusers & return air grilles. Family room addition has two wall mounted electric heaters. The north unit was functional. The south unit has no control knob and could not be tested for function. Further evaluation is necessary. A qualified contractor is recommended to evaluate and estimate repairs



Kitchen

7. Acceptable

Kitchen Cabinets: Wood and composite materials



8. Acceptable

Kitchen Counter Tops: Plastic laminate



Bathroom

9. Acceptable

Bathroom Cabinets: Wood and composite materials

10. Acceptable

Bathroom Counter Tops: Cultured marble, one piece with the sink.

11. Acceptable

Ventilation: Electric fans and window

Appliances

ProTek Inspections Inc. performs limited function evaluation of specific appliances as recorded in the inspection. Protek Inspections Inc. does not warrant the future operation or life cycle of any appliance, used or new.

Kitchen

- | | |
|---------------|---|
| 1. Acceptable | Cooking Appliances: Frigidaire, Gas oven/range The burners and oven responded to controls, no additional evaluation of the appliance was performed |
| 2. Acceptable | Ventilator: Frigidaire, Microwave combo |
| 3. Defective | Disposal: Kenmore The unit is incorrectly "hard wired" with exposed Romex type wire. Disposals should be plug and cord connected to a switched outlet. Correction is necessary. |



- | | |
|------------------|--|
| 4. Not Inspected | Dishwasher: Frigidaire The unit responded to controls but could not be tested for function, no water supply on in the home at this time. |
| 5. Not Inspected | Refrigerator: Refrigerator evaluation is not included in the scope of this inspection. |
| 6. Not Inspected | Microwave: Microwave units are outside the scope of this inspection not tested for function |

Other Appliances

- | | |
|----------------|---|
| 7. Not Present | Washer: Washers and dryers are not inspected for function. |
| 8. Not Present | Dryer: Gas or electric hook-up |
| 9. Acceptable | Dryer Vent: Rigid metal |
| 10. Defective | Garage Door Opener: Vemco Age and service worn unit without electronic child safety sensors; the door does not reverse on contact - recommend replacement for child safety (\$375). |



Electrical

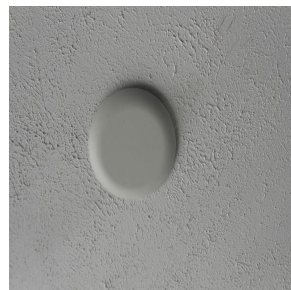
Six or fewer breakers usually do not require a main breaker, however this may indicate light electrical capacity and an antiquated system. If the service is less than 100 amps, upgrade may be needed to operate larger electrical appliances. More than one 240 VAC appliance on a 60 amp service is considered to be an overload. If aluminum branch circuits are identified in this report, they should be checked by a licensed electrical contractor, familiar with aluminum wire. This inspection includes a representative sample of electrical switches, outlets and light fixtures for function and should not be construed as all inclusive. ProTek Inspections Inc. does not move personal belongings or furniture to gain access. Any item that is not accessible and visible is not included in this inspection. Load calculations for sizing of electrical service are not included in this survey. Load calculations should be performed by licensed electricians. Recommendations for further review by licensed contractors should be accomplished by the appropriate trade persons before closing on the real estate transaction.

- | | |
|-----------------|---|
| 1. Acceptable | Service Entrance: Above ground, wall surface mounted. |
| 2. Service Size | Amps: 100 Volts: 120-240 VAC |
| 3. Acceptable | Service: Aluminum 2/0 |
| 4. Marginal | Ground: Rod in ground only The interior metal piping (gas and water) does not appear to be bonded to ground; correction is necessary when the panel is updated. |

Electrical (Continued)

- 5. Acceptable 120 VAC Branch Circuits: Copper, 120 VAC convenience receptacles & lighting circuits
- 6. Acceptable 240 VAC Branch Circuits: Copper, The 240volt circuits service appliances.
- 7. Acceptable Aluminum Wiring: Stranded aluminum wire installed for the electric service main.
- 8. Acceptable Conductor Type: Non-metallic sheathed cable and metal or plastic conduit
- 9. Defective Interior Lighting: 120 VAC Missing or removed fixture in living room - replacement cost will vary depending upon fixture selection. The addition of a new light is recommended (\$75).

Improperly wired three way lights switches at: 1st to 2nd floor and main floor basement stairs, entry way and garage; corrective action is necessary.

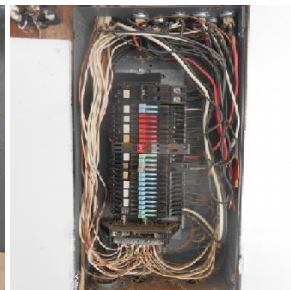


- 10. Defective 120 VAC Outlets: Grounded 3 prong outlets Reversed polarity at family room addition alcove (both outlets) and basement west room south outlet; suggest repair. Damaged outlet basement west wall north; suggest replacing.



- 11. Marginal 240 VAC Outlets: 3-pole 3-wire Non grounded (recommend updating)
- Basement Electric Panel

- 12. Defective Manufacturer: Zinsco This brand of electrical panel and breaker type are antiquated and do not meet the current UL safety standards for electrical equipment. These breakers were manufactured by Zinsco and may not trip when necessary resulting in a fire hazard. Also the method of breaker assembly is no longer permitted and is considered unsafe (aluminum rails). Corrective action is necessary.



- 13. Maximum Capacity: 100 Amps
- 14. Acceptable Main Breaker Size: 100 Amps
- 15. Defective Breakers: Single and double pole, toggle type - see above
- 16. Not Present AFCI: Recommend installing as a safety update (not required when this home was built)
- 17. Defective GFCI: Located at GFCI receptacles GFCI protection is missing for bathrooms, unfinished basements and garage; updating is recommended.
- 18. Is the panel bonded? Yes
- 19. Acceptable Door Bell: Hard wired
- 20. Marginal Smoke Detectors: Battery operated Presently the home is equipped with ionization type of smoke detectors. These units detect light smoke particles and flash fires. Photoelectric units detect smoldering fire, heavy smoke and are more effective in alerting to the most common type of fires which more often result in personal injury and property loss. For increased safety we recommend installing photoelectric sensor type, interconnected smoke detectors as an update. We do not recommend dual activated units. Smoke detectors in service 7-8 years should be updated for safety.

Electrical (Continued)

- 21. Acceptable Exterior Lighting: Surface mount
- 22. Not Present Exterior Electric Outlets:

Structure

Only visible components of the structure were evaluated. Finished walls, floors and ceilings may prevent view or evaluation of structural components.

- 1. Acceptable Structure Type: Single family, wood frame w/poured concrete foundation
- 2. Acceptable Foundation: Poured concrete basement and slab All walls, frame and/or floor were not visible or inspected due to stored items or finished areas.



- 3. Not Present Differential Movement: No evidence of significant movement or displacement observed in the foundation walls as visible. Typical shrinkage cracks from curing observed.
- 4. Acceptable Beams: 2x10x3
- 5. Acceptable Bearing Walls: Wood framed and finished interior walls
- 6. Acceptable Joists/Trusses: 2x8's, 16" o.c.
- 7. Acceptable Piers/Posts: Steel columns
- 8. Acceptable Floor/Slab: Poured concrete
- 9. Acceptable Stairs (Interior): Wood stairs with wood handrails
- 10. Defective Railings: Wrought iron or simulated., Wood 2nd floor stair rail is not full stair length; corrective action is necessary for safety. Movement observed in the wrought iron guard rails.



- 11. Acceptable Subfloor: Plywood

Basement

Basement inspection is limited to visible and accessible area. Protek Inspections Inc. does not move personal items or disassemble components to gain access or view. Hidden conditions may be present and not accessible to inspection.

- 1. Acceptable Unable to Inspect: All areas are visible to inspection except where covered by finished walls, ceilings, floor coverings, insulation and where storage items block view.
- 2. Acceptable Ceiling: Paneling, Exposed framing
- 3. Acceptable Walls: Paneling, Concrete



- 4. Acceptable Floors: Concrete, Carpet and vinyl floor coverings
- 5. Not Inspected Ventilation: Windows Windows are vent type and not tested for function.
- 6. Not Present Insulation: No insulation observed. Updating the rim joist insulation with expanding foam will increase energy efficiency, increase comfort and lower energy bills.
- 7. Not Present Moisture Location: Prior leak stains observed - no present activity suspected Prior leaks are suspected to be the result of over flowing or missing gutters or disconnected downspout extensions. Monitoring these components and locations is recommended.

Air Conditioning

A/C units cannot be operated when exterior temperatures are below 60 degrees. Operation of units can result in damage to compressor or other components. When above freezing temperatures are present in some instances the compressor units can be "bumped" on to determine function but not cooling ability. A/C units are not tested for function if electrical power to unit is off. Units are not sized for cooling capacity as related to the building. Recommendations for further review or servicing should be accomplished by licensed contractors of the appropriate trade prior to closing on this real estate transaction.

Exterior of the home, east elevation AC System

- 1. Marginal A/C System Operation: The A/C unit responded to thermostat call. The unit is in service beyond the manufacturer's stated design life of 14-16 years. Due to the new EPA SEER requirements the entire cooling system: compressor, refrigeration piping and evaporator coil will require replacement; anticipate updating (\$3000).
- 2. Acceptable Condensate Removal: PVC piping and electric pump
- 3. Marginal Exterior Unit: Pad mounted The exterior compressor coil fins are minimally visible to inspection.
- 4. Manufacturer: Brand not identified.



- 5. Area Served: Entire house Approximate Age: 24 years
- 6. Fuel Type: 208-230 VAC Temperature Differential: Not determined
- 7. Type: Central A/C Capacity: 4 tons estimated
- 8. Not Inspected Visible Coil: Coil is covered by furnace cabinet and not exposed to inspection.
- 9. Defective Refrigerant Lines: Suction line and liquid line Insulation is damaged and requires repair.

Air Conditioning (Continued)

10. Defective Electrical Disconnect: Pull out disconnect The interior cover of the disconnect is damaged. Correction is recommended.



Fireplace/Wood Stove

Fireplace & woodburning stove inspections are limited to the visible area and components only. No disassembly of components is conducted. Gas logs are not tested for function if pilot is off. Protek Inspections Inc. does not light fires or pilots. All flues should be inspected for safety by qualified contractors prior to use.

Family Room Fireplace

1. Acceptable Fireplace Construction: Factory built, metal wood burning - recommend updating to gas logs



2. Defective Flue: Metal pipe
Creosote build-up is visible at the base of the flue. The chimney flue should be inspected and cleaned by a certified chimney sweep prior to use.
3. Acceptable Damper: Metal
4. Acceptable Hearth: Raised masonry

North roof Chimney

5. Acceptable Chimney: Metal chimney with metal facade



6. Marginal Flue/Flue Cap: Metal Rust observed, anticipate maintenance.
7. Not Inspected Chimney Flashing: Not visible - siding covers flashing Annual inspection and maintenance of the chimney flashing is recommended.

South roof Chimney

8. Acceptable Chimney: Metal chimney with metal facade
9. Acceptable Flue/Flue Cap: Metal Rust observed, anticipate maintenance.
10. Not Inspected Chimney Flashing: Not visible - siding covers flashing Annual inspection and maintenance of the chimney flashing is recommended.

Heating System

Gas fired furnaces are checked for carbon-monoxide @ the registers where accessible on the main floor with a gas analyzer. No record of CO presence in this report indicates a favorable result. If accessible on the exterior the PVC sidewall exhausts are checked for levels of CO gas. A level below 40ppm is acceptable. ProTek Inspections Inc. does not light pilots or replace fuses to operate heating appliances. Owners or managers of property are responsible for having all appliances on and in functional condition. ProTek Inspections Inc. does not dismantle furnaces to determine the presence of cracks in the heat exchanger. Determining the present of cracks in heat exchangers is beyond the scope of this inspection. Safety and limit component testing is beyond the scope of this inspection. Recommendations for further evaluation should be accomplished by licensed contractors of the appropriate trade and should be performed prior to closing on this real estate transaction.

Basement Heating System

1. Marginal Heating System Operation: Unit responded to thermostat call The furnace is in service beyond the manufacturer's suggested life cycle of 15-20 years. This age, type and model of furnace has a history of premature heat exchanger failure due to design flaws. This damage cannot be verified unless heat exchanger is removed from furnace. Anticipate updating of the furnace in the very near future(\$3000-\$3200).



2. Manufacturer: Lennox Duracurve
3. Type: Forced air Capacity: 137,000 Btu/hr @75% AFUE
4. Area Served: Entire house Approximate Age: 41
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: 5 Burner Unit was checked for carbon monoxide at registers on main floor. Presently no CO detected. Heat exchanger evaluation requires removal of the exchanger from the cabinet. This procedure is beyond the scope of this inspection and not included in the Pro-Tek survey. The installation of a carbon monoxide detector for safety is recommended at the furnace and in the master bedroom.
7. Unable to Inspect: Heat exchanger evaluation is outside the scope of this inspection
8. Defective Blower Fan/Filter: Direct drive with electronic air cleaner and disposable filter. The electronic air filter is not in service. The media air filter is not a box type filter and may be sucked into the blower fan. A box type filter is recommended.



9. Defective Distribution: Metal duct with wood & metal panned returns The finished basement area does not have heat supply, required for finished rooms; corrective action is necessary.
10. Acceptable Draft Control: None, atmospheric venting.
11. Acceptable Flue Pipe: Single wall metal connected to a B-1 vent through the roof.
12. Acceptable Controls: Accessible safety controls were operated; limit switches are not tested.

Heating System (Continued)

13. Defective Humidifier: General Filter Unit is disconnected and no longer in service; suggest removal and sealing duct work and installing a new unit.



14. Acceptable Thermostats: Aged, analog unit

15. Suspected Asbestos: Yes

Asbestos resembling insulation board was observed above the furnace in the basement. Recommend evaluation by a certified asbestos contractor and encapsulation as necessary. A qualified contractor is recommended to evaluate and estimate repairs



Plumbing

Only visual evaluations of components were performed. Water mains are not tested for function. Water mains must be on for Protek Inspections Inc. to perform a full inspection. The owner of the property is responsible for lighting pilots on gas appliances and water service to be on and in functional condition at all fixtures. Protek Inspections Inc. does not disassemble components to determine function or diagnose problems. Underground or in wall pipes cannot be judged for sizing, leaks, corrosion or performance and are not included in this survey. Water quality or testing for conditions such as lead or other environmental hazards is not included in this inspection. Determining the presence of underground storage tanks, their condition and related components is not included in this survey. Recommendations for further review of components by licensed contractors should be accomplished by the appropriate trade persons prior to closing on this real estate transaction.

Interior

1. Marginal Service Line: 3/4" PEX Support pipe supporting the water service appears to be temporary. Recommend installing permanent support for water meter. The water service feed shell piping is leaking water from exterior ground water. A qualified contractor is recommended to evaluate and estimate repairs.

No water supply; no evaluation with testing was possible.
2. Not Inspected Main Water Shutoff: Basement - valve not operated/tested No water supply; no evaluation with testing was possible.

Plumbing (Continued)

3. Not Inspected Water Lines: Copper No water supply; no evaluation with testing was possible.
Pipes lack adequate support where softener was removed and pipe support is broken at laundry; repair is suggested.



4. Acceptable Vent Pipes: Cast iron Not all vent pipes are visible to view or inspection.
5. Acceptable Basement Floor Drain: Grate in concrete floor



6. Defective Drain Pipes: Cast iron and PVC No water supply; no evaluation with testing was possible, however major rust and corrosion leak observed on the cast iron piping on the south wall of the furnace room. Repair is necessary.
7. Acceptable Service Caps: Accessible as visible in the basement
8. Not Inspected Kitchen Sink: Porcelain No water supply; no evaluation with testing was possible.
9. Not Inspected Bathroom Sink/Basin: Cultured marble or porcelain No water supply; no evaluation with testing was possible.
10. Not Inspected Faucets/Traps: Standard fixtures, pvc drains and traps No water supply; no evaluation with testing was possible.



11. Not Inspected Plumbing/Fixtures: Chrome fixtures with copper, stainless, pex or butylene connectors and pvc or vinyl drain piping. No water supply; no evaluation with testing was possible.
12. Not Inspected Sump Pump: Pedestal Pit was dry and unit was not tested or operated; suggest further evaluation.



13. Not Inspected Tub/Surround: Porcelain tubs with tile surrounds No water supply; no evaluation with testing was possible.

Plumbing (Continued)

14. Defective Toilets: 1.6 Gal. tanks The 1/2 bath unit leaks from tank; repair necessary.



Basement Water Heater

15. Not Inspected Water Heater Operation: Functional at time of inspection No water supply, no gas on. Further evaluation is recommended when water is on.
16. Manufacturer: US Craftmaster, Whirlpool
17. Type: Natural gas Capacity: 40 Gal.
18. Approximate Age: 2 years or less Area Served: Entire house
19. Acceptable Flue Pipe: Single wall metal vent



20. Acceptable TPRV and Drain Tube: Brass & copper

Exterior

21. Not Inspected Hose Bibs: Frost free rotary faucets No water supply; no evaluation with testing was possible.
22. Not Present Lawn Sprinklers: Lawn irrigation equipment evaluation is not included in this survey

Gas Service

23. Acceptable Gas Meter: Exterior surface mount at side of home
24. Acceptable Main Gas Valve: Located at gas meter
25. Acceptable Gas Service Line: Steel
26. Marginal Dryer Gas Line: Black iron pipe The dryer gas line is open and not capped; hazardous. Immediate capping is recommended if a gas dryer is not installed.



Laundry Area

27. Not Present Laundry Tub:
28. Not Inspected Washer Hose Bib: Gate valves
29. Not Inspected Washer Drain: Wall mounted drain

Attic

Attic inspections are limited to areas visible to view from the access only. Attics are entered only when a defined walkway or floor is clearly visible, and can be safely accessed. ProTek Inspections Inc. does not move personal items to gain access or disassemble components to permit visual inspection. Hidden conditions may be present that are not accessible to inspection.

Attic area covers the entire building Attic

1. Method of Inspection: Viewed from the access areas only.

2. Marginal Unable to Inspect: 50% of the attic space was not accessible No visible attic access for north attic (living and dining rooms) and addition attic (family room); suggest installing for inspection and to increase insulation levels.



3. Acceptable Roof Framing: 2x4 Truss, 24" o.c.

4. Acceptable Sheathing: Plywood

5. Acceptable Ventilation: Gable, ridge and soffit vents

6. Marginal Insulation: Fiberglass batts The fiberglass batts are disheveled with gaps permitting conditioned air bypass into the attic. The vapor barrier is installed up, reversed. Anticipate updating.

7. Marginal Insulation Depth: 6-8" Recommend additional blow-in insulation be installed to achieve 14-16" total for improved conditioned air retention. Present insulation volume is resulting in ice dams on the roofs. Additional attic access will be necessary to add insulation to all attics. A qualified contractor is recommended to evaluate and estimate repairs

8. Not Present Moisture Penetration: Minor stains observed, no present activity noted in the accessible areas.

9. Defective Bathroom Fan Venting: Bathroom exhaust fans terminate in the attic and can contribute to moisture and potential for mold in the attic. Recommend extending bathroom fan ducts to exterior with insulated ducting.



Final Comments

Thank you for choosing Protek Inspections Inc. for your property inspection.

Please consult our report summary for a complete list of deficiencies and finding recommendations.

Price estimates are not our primary service and the prices included in this report are not intended as accurate costs reflecting all conditions involved in repair or rebuilding the items listed. Our pricing models are our best "ballpark" estimates. These prices do not reflect the actual work that may be involved when estimates are solicited from licensed contractors and may vary in either direction. The ballpark pricing is to assist you, the buyer or seller, in formulating a "Pro Forma" for the house. We determine our cost estimates by using nationally published estimator models adjusted to our geographic area.

We recommend that estimates be secured from licensed and knowledgeable contractors. Opinions of contractors may also vary based on experience, knowledge base and association to the job. We suggest opinions from neutral contractors are more accurate.

Routine maintenance should be anticipated and continued in the future to assure maximal life cycle of individual components.

Protek Inspections Inc. is proud of the service we provide and trust that you will be satisfied with the quality and thoroughness of the report. We have made every effort to provide you with an accurate assessment of the existing condition of the property and components. We do not however test every outlet, open every door or window, or identify every minor defect. Also because we are not specialists and because our inspections are essentially visual, latent defects could exist. Our inspection should not be considered as conferring a guarantee or warranty. It does not. This survey is simply a report on the general condition at a given time.

As a homeowner you should expect problems to occur. For this reason you should take into consideration the age of the home, it's components and keep a comprehensive insurance policy current. You may desire to purchase a home warranty policy in addition to comprehensive insurance. Should you purchase such a policy, please read the policy very carefully to understand what components and conditions are covered. These policies can vary greatly with limitations on their coverage.

Thank you for reading this report and call us if you have any questions or observations. We are always attempting to improve the quality of our service and we would appreciate any constructive comments you may have.

Sincerely,

Janis(Yanis) Putelis, ACI
ASHI Certified Inspector
President,
ProTek Inspections Inc.

Cost Estimate Summary

Client Name: Savvy Buyer

Items Recommended for RepairLowHighExterior Surface and Components

Flashing: Estimated cost to remove siding and shingles to install wall flashing at the leak area of the garage roof.

\$ 225

\$ 250

Windows: Estimated allowance to repair and make operable the house windows

\$ 150

\$ 250

Garage

Ceiling: Estimated cost to replace the damaged drywall and glue and screw the delaminating drywall as necessary.

\$ 300

\$ 325

Door Operation: Estimate to repair/adjust garage door torsion springs

\$ 125

\$ 155

Interior

Doors: Estimated allowance to repair the interior doors

\$ 250

\$ 300

Appliances

Disposal: Estimated cost to rewire the disposal

\$ 125

\$ 150

Electrical

Ground: Estimated cost to install bonding for the interior metal piping (water and gas)

\$ 150

\$ 175

Interior Lighting: Estimated cost to correct the 3-way lighting switch wiring and add a ceiling light fixture in the living room.

\$ 200

\$ 225

120 VAC Outlets: Estimated cost to correct the reversed polarity and damaged receptacles

\$ 150

\$ 200

GFCI: Estimated cost to install GFCI protection for the bathroom outlets

\$ 150

\$ 200

Structure

Railings: Estimated cost to add a handrail to the 2nd floor stairs

\$ 75

\$ 100

Air Conditioning

Refrigerant Lines: Estimated allowance to replace the damaged refrigeration tubing insulation.

\$ 55

\$ 75

Fireplace/Wood Stove

Flue: Estimated cost to clean and inspect the flue

\$ 130

\$ 160

Heating System

Distribution: Estimated cost to install two supply registers and ducts in the finished basement.

\$ 350

\$ 350

Plumbing

Service Line: Estimated cost to permanently seal the water service shell pipe and install a permanent support for the water service and meter.

\$ 225

\$ 300

Water Lines: Estimated cost to install additional supply piping support

\$ 120

\$ 150

Drain Pipes: Estimated cost to replace the corrosion damaged iron sewer piping in the basement.

\$ 225

\$ 300

Toilets: Estimated cost to repair the toilet leak at the 1/2 bath.

\$ 100

\$ 125

Dryer Gas Line: Estimated cost to install a cap in the dryer gas piping.

\$ 25

\$ 45

Attic

Unable to Inspect: Allowance to install attic accesses with cover panels and trim

\$ 300

\$ 300

Bathroom Fan Venting: Estimate to install insulated ducting to exterior for the bathroom fans

\$ 200

\$ 250

Repair Total

\$ 3630

\$ 4385

Items Recommended for ReplacementLowHighElectrical

Manufacturer: Estimated cost to replace the electrical panel.

\$ 600

\$ 800

Cost Estimate Summary (Continued)

Air Conditioning

Electrical Disconnect: Estimated cost to replace the disconnect interior cover	\$ 75	\$ 90
--	-------	-------

Heating System

Humidifier: Estimated cost to replace the humidifier	\$ 450	\$ 500
--	--------	--------

Replacement Total	\$ 1125	\$ 1390
-------------------	---------	---------

Cost Estimate Total	\$ 4755	\$ 5775
---------------------	---------	---------

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. Walks: Stone slabs, Concrete The rear walk is inverted directing run off water towards the slab foundation of the room addition.
2. Window Wells: Corrugated metal bay Evidence of prior water penetration observed.

Exterior Surface and Components

3. Trim: Vinyl, wood & aluminum combination Deteriorated or peeling paint at the overhang soffits in some areas; recommend repainting as necessary. A qualified contractor is recommended to evaluate and estimate repairs

Roof

4. All roof surfaces Roof Surface Unable to Inspect: 25%. rain prevents walking the roof.
5. All roof surfaces Roof Surface Material: Asphalt/composition laminated profile shingle The shingles reveal premature fine cracks and are delaminating mineral on the laminated face portion of the shingle. This condition is suspected to be a factory manufacturing defect but does not appear to have affected the weather resistance of the shingle. Forecasting future performance of the shingle is not possible. Similar conditions have been viewed on other homes inspected by this inspector. Minor deflection observed in the plywood/roof plane suspected to be age related. Minor lifting observed in the shingles also; anticipate monitoring and maintenance.
6. Gutters: Metal Partial gutters only at front elevation north end. The addition of gutters on the north and south elevation of the room addition may be desired.

Garage

7. Ceiling: Gypsum board Damaged drywall observed at the overhead door. Bowing and delaminating drywall observed in multiple areas of the garage ceiling. Seams and tape are delaminating and have been repaired in some areas; anticipate repair as necessary. A qualified contractor is recommended to evaluate and estimate repairs
8. Service Doors: Metal in wood frame Worn from service with damaged weatherstripping; anticipate door updating.

Electrical

9. Ground: Rod in ground only The interior metal piping (gas and water) does not appear to be bonded to ground; correction is necessary when the panel is updated.
10. 240 VAC Outlets: 3-pole 3-wire Non grounded (recommend updating)
11. Smoke Detectors: Battery operated Presently the home is equipped with ionization type of smoke detectors. These units detect light smoke particles and flash fires. Photoelectric units detect smoldering fire, heavy smoke and are more effective in alerting to the most common type of fires which more often result in personal injury and property loss. For increased safety we recommend installing photoelectric sensor type, interconnected smoke detectors as an update. We do not recommend dual activated units. Smoke detectors in service 7-8 years should be updated for safety.

Air Conditioning

12. Exterior of the home, east elevation AC System A/C System Operation: The A/C unit responded to thermostat call. The unit is in service beyond the manufacturer's stated design life of 14-16 years. Due to the new EPA SEER requirements the entire cooling system: compressor, refrigeration piping and evaporator coil will require replacement; anticipate updating (\$3000).
13. Exterior of the home, east elevation AC System Exterior Unit: Pad mounted The exterior compressor coil fins are minimally visible to inspection.

Fireplace/Wood Stove

14. North roof Chimney Flue/Flue Cap: Metal Rust observed, anticipate maintenance.

Heating System

15. Basement Heating System Heating System Operation: Unit responded to thermostat call The furnace is in service beyond the manufacturer's suggested life cycle of 15-20 years. This age, type and model of furnace has a history of premature heat exchanger failure due to design flaws. This damage cannot be verified unless heat exchanger is removed from furnace. Anticipate updating of the furnace in the very near future(\$3000-\$3200).

Marginal Summary (Continued)

Plumbing

16. Service Line: 3/4" PEX Support pipe supporting the water service appears to be temporary. Recommend installing permanent support for water meter. The water service feed shell piping is leaking water from exterior ground water. A qualified contractor is recommended to evaluate and estimate repairs.

No water supply; no evaluation with testing was possible.

17. Dryer Gas Line: Black iron pipe The dryer gas line is open and not capped; hazardous. Immediate capping is recommended if a gas dryer is not installed.

Attic

18. Attic area covers the entire building Attic Unable to Inspect: 50% of the attic space was not accessible No visible attic access for north attic (living and dining rooms) and addition attic (family room); suggest installing for inspection and to increase insulation levels.
19. Attic area covers the entire building Attic Insulation: Fiberglass batts The fiberglass batts are disheveled with gaps permitting conditioned air bypass into the attic. The vapor barrier is installed up, reversed. Anticipate updating.
20. Attic area covers the entire building Attic Insulation Depth: 6-8" Recommend additional blow-in insulation be installed to achieve 14-16" total for improved conditioned air retention. Present insulation volume is resulting in ice dams on the roofs. Additional attic access will be necessary to add insulation to all attics. A qualified contractor is recommended to evaluate and estimate repairs

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. **Flashing:** Metal and unknown Flashing is suspected to be damaged or missing at the NE garage roof to house wall intersection. This area is heavily tarred and appears to be leaking as observed in the attic and inside the garage at the service door frame. Prior repair of the garage ceiling observed. Further evaluation and repair is necessary (other than tar).

A majority of the wall flashing is not visible to inspection. Visible flashing is serviceable. Annual inspection and maintenance is to be expected.

2. **Windows:** Original wood double hung units with aluminum storms., Andersen Mfg. casement windows with insulated glass A majority of the original windows are painted shut, stuck, missing cranks and will not open; repair is necessary.

Garage

3. **Door Operation:** Mechanized The torsion springs are not functioning as intended when the door is disconnected(the door does not station) from the opener and used manually adjustment or repair is necessary.

Interior

4. **Doors:** Hollow core wood composite Multiple door units require adjustment or repair: the northwest bedroom door rubs on the carpet, the 1/2 bath door will not latch. The dining room pocket doors are missing hardware and one side will not move (painted); repair is necessary.
5. **HVAC Source:** Central heating metal duct system with register diffusers & return air grilles. Family room addition has two wall mounted electric heaters. The north unit was functional. The south unit has no control knob and could not be tested for function. Further evaluation is necessary. A qualified contractor is recommended to evaluate and estimate repairs

Appliances

6. **Disposal:** Kenmore The unit is incorrectly "hard wired" with exposed Romex type wire. Disposals should be plug and cord connected to a switched outlet. Correction is necessary.
7. **Garage Door Opener:** Vemco Age and service worn unit without electronic child safety sensors; the door does not reverse on contact - recommend replacement for child safety (\$375).

Electrical

8. **Interior Lighting:** 120 VAC Missing or removed fixture in living room - replacement cost will vary depending upon fixture selection. The addition of a new light is recommended (\$75).

Improperly wired three way lights switches at: 1st to 2nd floor and main floor basement stairs, entry way and garage; corrective action is necessary.

9. **120 VAC Outlets:** Grounded 3 prong outlets Reversed polarity at family room addition alcove (both outlets) and basement west room south outlet; suggest repair. Damaged outlet basement west wall north; suggest replacing.
10. **Basement Electric Panel Manufacturer:** Zinsco This brand of electrical panel and breaker type are antiquated and do not meet the current UL safety standards for electrical equipment. These breakers were manufactured by Zinsco and may not trip when necessary resulting in a fire hazard. Also the method of breaker assembly is no longer permitted and is considered unsafe (aluminum rails). Corrective action is necessary.
11. **Basement Electric Panel Breakers:** Single and double pole, toggle type - see above
12. **Basement Electric Panel GFCI:** Located at GFCI receptacles GFCI protection is missing for bathrooms, unfinished basements and garage; updating is recommended.

Structure

13. **Railings:** Wrought iron or simulated., Wood 2nd floor stair rail is not full stair length; corrective action is necessary for safety. Movement observed in the wrought iron guard rails.

Air Conditioning

14. **Exterior of the home, east elevation AC System Refrigerant Lines:** Suction line and liquid line Insulation is damaged and requires repair.
15. **Exterior of the home, east elevation AC System Electrical Disconnect:** Pull out disconnect The interior cover of the disconnect is damaged. Correction is recommended.

Defective Summary (Continued)

Fireplace/Wood Stove

16. Family Room Fireplace Flue: Metal pipe
Creosote build-up is visible at the base of the flue. The chimney flue should be inspected and cleaned by a certified chimney sweep prior to use.

Heating System

17. Basement Heating System Blower Fan/Filter: Direct drive with electronic air cleaner and disposable filter. The electronic air filter is not in service. The media air filter is not a box type filter and may be sucked into the blower fan. A box type filter is recommended.
18. Basement Heating System Distribution: Metal duct with wood & metal panned returns The finished basement area does not have heat supply, required for finished rooms; corrective action is necessary.
19. Basement Heating System Humidifier: General Filter Unit is disconnected and no longer in service; suggest removal and sealing duct work and installing a new unit.
20. Suspected Asbestos: Yes
Asbestos resembling insulation board was observed above the furnace in the basement. Recommend evaluation by a certified asbestos contractor and encapsulation as necessary. A qualified contractor is recommended to evaluate and estimate repairs

Plumbing

21. Drain Pipes: Cast iron and PVC No water supply; no evaluation with testing was possible, however major rust and corrosion leak observed on the cast iron piping on the south wall of the furnace room. Repair is necessary.
22. Toilets: 1.6 Gal. tanks The 1/2 bath unit leaks from tank; repair necessary.

Attic

23. Attic area covers the entire building Attic Bathroom Fan Venting: Bathroom exhaust fans terminate in the attic and can contribute to moisture and potential for mold in the attic. Recommend extending bathroom fan ducts to exterior with insulated ducting.