ProTek Inspections Inc.

1212 Street Ave.
Kalamazoo, Michigan

Prepared for: Your Client

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

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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 and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1212 Street
City Kalamazoo State Michigan Zip 49009
Contact Name Realtor

Client Information

Client Name Your Client
Phone n/a Fax n/a
E-Mail n/a

Inspection Company

Inspector Name Yanis Putelis, Jr.
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

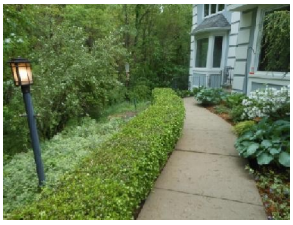
Conditions

Others Present Buyer's Agent and Buyer, Home Owner Property Occupied Occupied
Estimated Age 18 years Entrance Faces East
Inspection Date 05/23/2013
Start Time 3:00 PM End Time 6:30 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 55'
Weather Overcast, Drizzle, rain earlier Soil Conditions Wet
Space Below Grade Finished basement
Building Type Single Family Garage Attached
Sewage Disposal Septic How Verified Location
Water Source Private well How Verified Visual Inspection
Additions/Modifications Upgrades and remodel observed.
Permits Obtained N/A How Verified N/A

Grounds

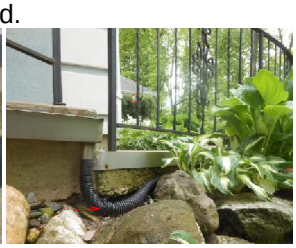
Determination of property lines or right of ways was not included in this survey. We suggest due diligence for discovery of these items. Snow cover, leaves, vegetation, personal items or debris may limit and restrict full view and evaluation of some components. ProTek Inspections makes no representations 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. Marginal — Driveway: Concrete, Asphalt Installation of water runoff spillway will help control the erosion of soil at the perimeter of the drive down the hill.

2. Acceptable — Walks: Concrete Minor settlement observed in the sidewalk at the front entry.
3. Marginal — Stoops: Concrete The front stoop step has settled approximately one inch. The settling is suspected to be from inadequate substrate compaction and roof water runoff. The stainless steel water collection troughs installed on the front porch are suspected to be needed due to excessive water flow over the roof gutter system due to gutter screens. Removal of the screens is suggested to mitigate the excessive water flow. Portions of the stainless trough's vinyl drains are rodent damaged.





4. Not Present — Porch:
5. Defective — Screened Porch: Rear sun porch. Wood frame, glass in frames; cracked glass on the east elevation, replacement is necessary. No tempering labels observed on the glass. Further evaluation is necessary. Evidence of water leaks observed on the wood trim suspected to be during winter. Monitoring is recommended. Concrete floor.



6. Acceptable — Patio: Concrete
7. Not Present — Wood Deck
8. Acceptable — Balcony: Treated lumber frame, guards and surface boards.
9. Acceptable — Vegetation: Trees, shrubs & grass
10. Defective — Retaining Walls: Loose laid field stones. Substantial soil displacement was noted at the base of the retaining walls. No drainage provisions observed, silt filter noted however runoff water from higher elevations has eroded the base of the lower south and north walls. Rebuilding of the north wall will be necessary to correct including installation of drainage provisions, silt filter and compacted back fill. Additionally, removal of the gutter screens is recommended as this blocks the gutters and creates gutter overflow discharging on the grade.

Grounds (Continued)

Retaining Walls: (continued)

11. Not Present Window Wells:
12. Defective Grading: Banked with terraces on the north and south elevations leading to the walkout on the east. Anticipate grade adjustment to direct water away from the foundation on the east, west and south elevations. Soil should not be in contact with the vinyl siding or synthetic stucco. Corrective action recommended when the retaining walls are rebuilt.

13. Acceptable Fences: Chain link The fencing is vinyl coated.

Exterior Surface and Components

This inspection is limited to readily visible and exposed surfaces. Obstacles such as snow, leaves, debris, vegetation and personal property can prevent full view of components. Protek Inspections Inc. does not move personal property to gain access or view to components. Incomplete structures or other exterior assemblies are avoided if deemed to be a hazard to the inspector.

Exterior components on all elevations are aged and worn from weather exposure. Exterior Surface

1. Marginal Type: EIFS(Exterior Insulation and Finish Systems, or synthetic stucco), Vinyl siding

Common Problems for EIFS are as follows:

•Failure to install or properly install sealant joints around windows, doors, pipes, conduits, and other penetrations of the field of the EIFS.
•Failure to flash window and door openings in the field of the EIFS to divert leakage through the window or door to the exterior.
•Failure to install diverters (kick-out flashing) at ends of roof flashing terminating in the EIFS wall.
•Failure to properly backwrap edges of EIFS at terminations and penetrations in the field of the EIFS.
•Failure to install expansion joints at floor lines in EIFS applied over wood frame construction.
•Failure to notch insulation boards at corners of openings for windows and doors to avoid insulation board joint at the corner of the opening.
•Failure to install diagonal mesh in lamina at corners of openings for windows and doors.
•Failure to terminate EIFS above grade, especially in termite prone regions.
•Installation of decks over EIFS without proper flashing.
•Unrepaired impact damage.
•Inadequate base coat applications at corners.

Exterior Surface and Components (Continued)

Type: (continued)

•Inadequate base and finish coat application in reveals.
•Installation of reveals at board joints.
•Lack of adequate slope on skyward facing surfaces.

Several of the noted conditions were observed on this home.

EIFS exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There was no visible evidence of such damage at this time. If further evaluation is desired the services of a qualified specialist is necessary. Presently we observed one location where the EIFS product has detached and is damaged (lower NE corner at the stone retaining wall). The stone retaining wall must be repaired prior to the EIFS repair.

2. Marginal Trim: Vinyl, wood & aluminum combination, EIFS Anticipate typical maintenance such as caulking and painting touch-up on the wood trim such as the window and door frames.

3. Not Inspected Flashing: Metal, & Unknown The wall flashing is not visible to inspection.
4. Acceptable Entry Doors: Metal in wood frame with glass lights Door & weather stripping are serviceable, but worn from use.
5. Acceptable Patio Door: Atrium style, full light, wood with metal clading.
6. Acceptable Windows: Original wood thermal pane glass, casements. Some units are stuck and require maintenance.
7. Not Inspected Window Screens and Storm Glass: Window screens and storm glass evaluation, if present is not included in this survey.

Roof

Snow and ice cover, leaves and debris may restrict view of the roofing materials and associated components. No evaluation is 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.
2. Marginal — Unable to Inspect: 40% The east elevation roofing was not visible to inspection. Anticipate replacement of the sewer vent gasket on this elevation.
3. Marginal — Material: Asphalt/composition shingle, Laminated profile Shingles reveal heavy mineral de-granulation on the laminated portion of the shingle relative to age and exposure. The surface cracks observed on the laminated portion of the shingle are suspected to be specific to a manufacturing defect. This condition appears to have deteriorated the granular surface the shingles; in our opinion this condition will minimally affect the longevity of the material given the current age of 18 years. Estimated cost to replace the shingles when necessary, including stripping, new edging, ice and water shield, vents, flashings and shingles is $12-$14,000.




4. Type: Hip and gable combination.
5. Approximate Age: 18 years of anticipated 20-25 year life cycle.
6. Acceptable — Flashing: Metal, Unknown Visible flashings are functional as viewed except for the missing kick outs at the EIFS; multiple flashing areas are covered and not visible. Caulking the counter flashing a the chimney will necessary.
7. Acceptable — Valleys: Asphalt shingle, closed lap.
8. Defective — Plumbing Vents: PVC with neoprene flashing gasket Damaged gasket on the visible unit, both sewer vent gaskets suspected to be damaged.


9. Defective — Skylights: Factory built, raised curb with thermal pane glass. The upper floor hall bath skylight appears to have a leaking thermal pane seal.

Roof Water Control

10. Marginal — Gutters: Metal Gutter covers or helmets may block with debris and/or overflow contributing to water penetration problems or ponding surrounding the home. Monitoring or removal is recommended. Anticipate seasonal cleaning.

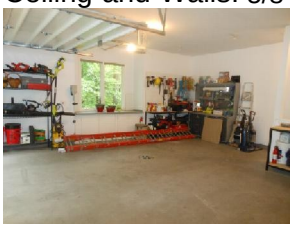
Roof (Continued)

11. Acceptable Downspouts: Metal
12. Acceptable Downspouts/Leaders/Extensions: Sub surface drains Subsurface drain inspection if present is not included in this survey.

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.

1. Type of Structure: Wood frame, attached. Car Spaces: 3
2. Acceptable Ceiling and Walls: 5/8" gypsum board Personal storage items block full view of the garage interior.



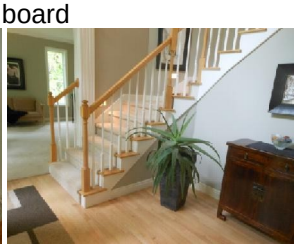

3. Acceptable Floor/Foundation: Poured concrete
4. Acceptable Garage Doors: Insulated metal Assumed to be original doors.
5. Acceptable Door Operation: Mechanized The auto reverse was tested for function; the item functioned as intended. The unit is equipped with an infra red electric eye. The torsion springs are not tested but should be on move in.
6. Acceptable Service Doors: Metal slab The door is assumed to be 20 minute rated.
7. Acceptable Exterior Entry Door: Metal slab with wood frame.

Interior

Determining the conditions of walls behind wallpaper, paneling and furnishing 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.

General Interior

1. Acceptable Closets: Multiple closets, all bedrooms and hallways.
2. Acceptable Ceilings: Painted gypsum board
3. Acceptable Walls: Painted gypsum board

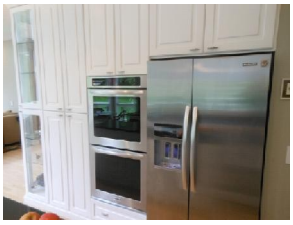

4. Acceptable Floors: Carpet, hardwood and ceramic tile.
5. Acceptable Doors: Hollow core, simulated six panel wood composition, both standard swing and bi-fold. Doors and hardware appear to be original to the home, all units were functional.
6. Acceptable HVAC Source: Central heating metal duct system with register diffusers & return air grilles.

Kitchen

Interior (Continued)

7. Acceptable Kitchen Cabinets: Wood and composite materials





8. Acceptable Kitchen Counter Tops: Granite

Bathroom

9. Acceptable Bathroom Cabinets: Wood and composite materials





10. Acceptable Bathroom Counter Tops: Cultured marble, Ceramic tile.
11. Defective Ventilation: Paddle fans, Bathroom exhaust fans and windows All bathroom exhaust fans responded except for the upstairs hall bath. Some appear to nearing the end of life cycle. All bathroom exhaust fans appear to vent to the exterior of the home. All paddle fans responded. The whole house fan is functional.

Appliances

ProTek Inspections Inc. performs limited function evaluation of specific appliances as recorded in the inspection. ProTek Inspections Inc. does not warrant the life cycle or future performance of appliances.

Kitchen

1. Acceptable Cooking Appliances: Kichenaid 240 VAC power for the double oven, LP gas for the cook top. Wall plug not visible to inspection. The burners and oven responded to controls, no additional evaluation of the appliance was performed. New.
2. Acceptable Ventilator: General Electric, Microwave combo The exhaust fan was functional. Microwave oven/fan combo, non-vented.
3. Acceptable Disposal: In-Sinkerator Unusual and not recommended to have a garbage disposal installed on a septic system.
4. Acceptable Dishwasher: Hotpoint Dishwasher was operated through full cycle.
5. Not Inspected Refrigerator: Refrigerators are not inspected
6. Not Inspected Microwave: Microwave units are not tested for function

Other Appliances

Appliances (Continued)

7. Not Inspected Washer: Washers and dryers are not inspected for function.
8. Not Inspected Dryer: 220-240 VAC
9. Acceptable Dryer Vent: Rigid and flexible metal.

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. Three or more, 240 VAC appliances 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. A sample of the wall receptacles were tested for function.

1. Acceptable Service Entrance: Under ground utilities
2. Service Size Amps: 200 Volts: 110-240 VAC
3. Acceptable Service: Copper #3, Aluminum, 4/0 The electrical main disconnect is located on the north elevation of the home's exterior. The service has an automatic engaging LP gas powered generator. This survey does not include evaluation of this generator or components.


4. Acceptable Ground: Primary ground is the external grounding rod.
5. Acceptable 120 VAC Branch Circuits: Copper, 120VAC wall receptacles & lighting circuits
6. Acceptable 240 VAC Branch Circuits: Copper, 220/240 VAC appliance circuits
7. Not Present Aluminum Wiring: No aluminum circuit wiring observed.
8. Acceptable Conductor Type: Non-metallic sheathed cable, Romex and conduit.
9. Acceptable Interior Lighting: 110/120 VAC All tested switches and light fixtures responded.
10. Acceptable 120 VAC Outlets: Grounded 3 prong outlets Anticipate servicing loose and worn receptacles and switches.
11. Not Inspected 240 VAC Outlets: 3-pole 3-wire Non grounded Wall receptacles are blocked by the appliance.

Basement Electric Panel

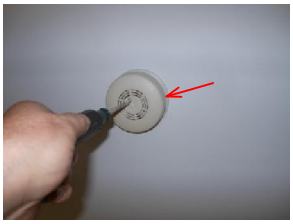
12. Acceptable Manufacturer: Square D


13. Maximum Capacity: 200 Amps
14. Acceptable Main Breaker Size: 200 Amps
15. Acceptable Breakers: Single and double pole, toggle type.
16. Acceptable GFCI: At GFCI receptacles only All tested GFCI units responded as necessary. Anticipate updating the GFCI's due to time in service.

Electrical (Continued)

Basement Electric Panel

17. Acceptable Manufacturer: Square D This panel appears to power the circuits feeding from the emergency generator.
18. Maximum Capacity: 100 Amps
19. Acceptable Main Breaker Size: 100 Amps
20. Acceptable Breakers: Single and double pole, toggle type.
21. Acceptable GFCI: At GFCI receptacles only All tested GFCI units responded as necessary. Anticipate updating the GFCI's due to time in service. The spa tub GFCI is located at the main panel.
22. Is the panel bonded? Yes Panel bonding was observed (conduit).
23. Acceptable Door Bell: Hard wired
24. Marginal Smoke Detectors: Hard wired All units responded, one per floor. Presently the home is equipped with ionization type of smoke detectors. These units detect light smoke particles and flash fires. Photoelectric units detect smoldering, heavy smoke and are more effective in alerting to the most common type of fire which can result in personal injury and property loss. We recommend installing photoelectric sensor type, interconnected smoke detectors as an update ($550). The photoelectric units can be added to the existing. We do not recommend dual activated units.



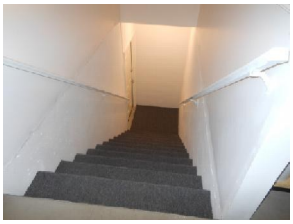
25. Acceptable Exterior Lighting: Surface mounted lamps front and rear
26. Acceptable Exterior Electric Outlets: 120 VAC GFCI

Structure

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

1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Poured concrete
3. Acceptable Differential Movement: Typical hairline curing cracks
4. Acceptable Beams: Laminated wood, LVL The beam and support columns are not fully exposed to inspection.
5. Acceptable Bearing Walls: Wood frame
6. Acceptable Joists/Trusses: 2x10's, engineered lumber, 16 or 20" o.c.





7. Acceptable Piers/Posts: Steel columns
8. Acceptable Floor/Slab: Poured concrete
9. Acceptable Stairs (Interior): Wood stairs with wood handrails
10. Acceptable Railings: Wood
11. Acceptable Subfloor: Oriented Strand Board (OSB) Evidence of prior water penetration as noted in the ceiling of the basement. No present moisture penetration noted.

Basement

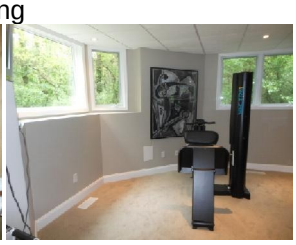
Basement inspection is limited to visible and accessible areas. ProTek Inspections Inc. does not move personal items or disassemble components to gain access or view.

1. Acceptable Unable to Inspect: All areas are visible to view except where restricted by storage items, furniture, equipment and finished walls and ceilings.
2. Acceptable Ceiling: Exposed framing, Suspended steel grid with drop in composite tiles.

Basement (Continued)

3. Acceptable Walls: Concrete, Painted gypsum board., Paneling






4. Acceptable Floors: Concrete, Carpet & ceramic tile
5. Not Inspected Ventilation: Windows Windows are not operated unless they are egress type. Vent windows are not tested for function.
6. Marginal Insulation: Fiberglass batts Recommend adding rim joist insulation where missing. Updating the rim joist insulation with expanding foam will increase energy efficiency, increase comfort and lower energy bills.
7. Marginal Vapor Barrier: Kraft paper on the fiberglass insulation., Polyethylene observed behind the finished wall in the NE section. Removal of the polyethylene is recommended if accessible.


8. Acceptable Moisture Location: No active moisture penetration noted at this time. Water leak from the plumbing noted as described in the Plumbing section of this report.

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 ability. 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 Compressor/Split System AC System

1. Acceptable A/C System Operation: The A/C unit responded to thermostat call.
2. Acceptable Condensate Removal: PVC piping
3. Acceptable Exterior Coil, Refrigeration Lines: Pad mounted with high and low pressure lines, insulation intact. The cabinet is in serviceable condition. The exterior coil fins are dirty and should be cleaned.
4. Manufacturer: Bryant


5. Area Served: Entire house Approximate Age: 5 years, Anticipated life cycle of similar units is 14-16 years.
6. Fuel Type: 208-230 VAC Temperature Differential: 12' adequate.
7. Type: Central A/C, split system Capacity: 4 Ton
8. Not Inspected Interior Coil: The interior coil is covered by the cabinet and is not visible to inspection.
9. Acceptable Electrical Disconnect: Pull out contact

Fireplace/Wood Stove

ProTek Inspections does not report on any condition of the fireplace, fire chamber, flue, damper, gas logs, gas valves or gas supply that is not exposed and visible to view. Inspection of the fireplace flues gas log or wood burning should be performed on an annual basis for safety by a qualified contractor or chimney sweep. ProTek Inspections Inc. is not responsible for lighting pilot lights in preparation for the inspection. The owner is responsible for preparing the home. We recommend the pilot be lit and checked for function prior to closing on the home. The addition of a carbon monoxide detector for safety is recommended in the proximity of the fireplace.

Family Room Fireplace

1. Acceptable Fireplace Construction: Masonry assembly. Masonry construction with gas log starter. Glass doors.
2. Type: Wood burning


3. Acceptable Smoke Chamber and Damper: Firebrick and masonry. The refractory is intact as visible and the damper is functional.
4. Acceptable Flue: Vitrified clay tile and masonry. Very limited view of flue, as viewed in the photo.
5. Acceptable Hearth: Floor level tile

Basement Fireplace

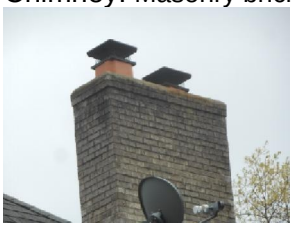
6. Acceptable Fireplace Construction: Masonry assembly.
7. Type: Wood burning



8. Acceptable Smoke Chamber: Masonry firebrick The fireplace facade is not finished.
9. Not Inspected Flue: No flue observed.
10. Marginal Damper: Metal shutter. Tape closed.
11. Not Present Hearth:

West wall box-out. Chimney

12. Marginal Chimney: Masonry brick with vitrified clay liner. Minor brick damage observed below the cap; anticipate repair.




13. Acceptable Flue/Flue Cap: Flue interior is not accessible to inspection. The flues were could not be inspected as viewed; Oxidation of the metal cap was observed, anticipate painting with antioxidant.
14. Acceptable Chimney Flashing: Metal

Heating System

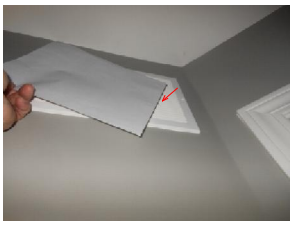
Gas fired furnaces are checked for carbon-monoxide @ the registers where accessible on the main floor with a gas analyzer. No record of CO presence in this report indicates a favorable result. If accessible on the exterior the PVC side wall exhausts are checked for levels of CO gas. A level below 40ppm is acceptable. ProTek Inspections Inc. does not light pilots or replace fuses to operate heating appliances. Owners 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. Acceptable Heating System Operation: Unit responded to thermostat call Anticipate a tune-up next season.
2. Manufacturer: Bryant


3. Type: Forced air Capacity: 120,000 BTUHR @ 82% AFUE, 120,000 BTUHR @ 92% AFUE
4. Area Served: Entire house Approximate Age: 7 years of anticipated 15-20 years
5. Fuel Type: Propane gas
6. Not Inspected Heat Exchanger: 6 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 ProTek survey, however ProTek Inspections can arrange this more exhaustive evaluation with a licensed HVAC contractor at your request.
7. Unable to Inspect: A majority of the heat exchanger was not visible to inspection.
8. Acceptable Blower Fan/Filter: Direct drive with disposable filter
9. Marginal Distribution: Metal duct with wood & metal panned returns Minimal or lower air intake flow observed on the upper floor return air grilles.

   Multiple leaks were noted in the supply and return system at the plenums adjacent to the furnace in the basement. Sealing these openings will increase efficiency of operation and lower energy costs.

10. Acceptable Draft Control: Automatic
11. Marginal Flue Pipe: PVC, fan assisted, horizontal venting. Stains observed on the exhaust piping as photographed behind the finished wall. Condensate leaks are suspected, further evaluation and corrective sealing is necessary.

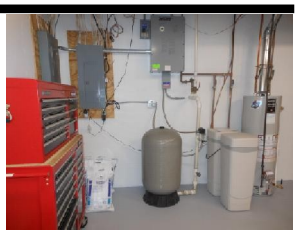
12. Acceptable Controls: The service switch and fuse were tested; blower door compartment is closed.
13. Not Present Humidifier: A stand alone humidifier system for winter may be desired for personal comfort.
14. Acceptable Thermostats: Digital, programmable, multi-zoned, one per floor. The second floor unit is master with other units slaving to this control.

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. 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. 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

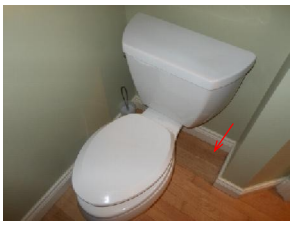
1. Acceptable Service Line: 1.5" PVC The water service is from a private well. The well head was not located in the north yard. The holding tank and pressure switch are located in the basement. The well contains a submersible pump. The pump and components are assumed to be original to the home.



2. Acceptable Main Water Shutoff: Basement The water main valve is function.
3. Acceptable Water Lines: Copper Water was run for 20-30 minutes @ multiple faucets simultaneously, leaks as noted, adequate flow, Corrosion observed on piping.
4. Acceptable Vent Pipes: PVC Not all vent pipes are visible to view or inspection. The vent piping appears to be serviceable as installed.
5. Acceptable Basement Floor Drain: Grate in floor The floor drain is used for condensate discharge from the furnace and A/C unit.
6. Acceptable Drain Pipes: PVC No leaks or back-up observed as a result of running water in fixtures
7. Acceptable Service Caps: Accessible as visible The clean out is located in the basement,
8. Acceptable Kitchen Sink: Stainless Steel or Brushed Nickel finish.
9. Acceptable Bathroom Sink/Basin: Cultured marble or porcelain
10. Acceptable Fixtures, Faucets, Traps: Chrome and metal fixtures, PVC drains, copper, pvc and butylene supply piping. Corrosion observed on the drain trap piping connections suggesting prior leaks; presently dry.
11. Not Present Sump Pump:
12. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
13. Acceptable Whirlpool Tub: Fiberglass tub with tile surround. Window glass surrounding the tub are tempered glass. The spa tub and GFCI are functional. No visible access to the spa motor was observed.



14. Acceptable Toilets: 1.6 Gal. tank All toilets were functional when tested, many units are suspected to be updated. Evidence of prior leak on the wood floor under the 1/2 bath toilet.



15. Acceptable Shower/Surround: Fiberglass pan and ceramic tile surround

Basement Water Heater

16. Acceptable Water Heater Operation: Functional at time of inspection The unit is warranted for 6 years by the manufacturer. The unit was installed in 2011.

Plumbing (Continued)

17. Manufacturer: Bradford-White

18. Type: Propane gas Capacity: 50 Gal.
19. Approximate Age: 2 years or less of anticipated 6-10 year life cycle. Area Served: Entire house
20. Acceptable Flue Pipe: Metal, single wall as visible. The water heater vent/flue termination point through the roof was not accessible or visible to inspection.
21. Acceptable TPRV and Drain Tube: Brass & copper

Exterior

22. Acceptable Hose Bibs: Frost free valve with anti-siphon port
23. Not Present Lawn Sprinklers: Lawn irrigation systems evaluation, if present are not included in this survey.

Gas Service

24. Not Present Gas Meter:
25. Acceptable Main Gas Valve: Located at the propane tank. Inspection of the propane tank and associated components is not included in this survey. The tank typically is the property of the supply company. The propane tank for this home is north of the home. Further evaluation is suggested by the appropriate parties.
26. Acceptable Gas Service Line: Iron pipe
27. Not Present Dryer Gas Line: N/A

Laundry Area

28. Acceptable Laundry Tub: Molded plastic in conventional cabinet.

29. Acceptable Laundry Tub Drain: PVC or vinyl.
30. Acceptable Washer Hose Bib: Gate valves
31. Acceptable Washer Drain: Wall mounted drain The trap of the stand pipe was not exposed to inspection. The drain was functional for the laundry discharge.

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 at the discretion of the inspector. Attic insulation or personal items are not moved to gain view or access to components or the access.

The attic covers the footprint of the main house and the garage. Attic

1. Method of Inspection: Viewed from the access areas only.
2. Marginal Unable to Inspect: Portions of the attic are not visible to view due to ceiling vaults, truss framing and the low roof areas of the attic.
3. Acceptable Roof Framing: 2x4 Truss, 24" o.c.

Attic (Continued)

Roof Framing: (continued)



4. Acceptable Sheathing: Oriented Strand Board (OSB)
5. Acceptable Ventilation: Ridge and soffit vents
6. Acceptable Insulation and Depth: 8-10' R-30 to R-36 The insulation depth varies as observed. Standard requirement of insulation was R-30, 8 " for cellulose, blown in when the home was built. Adding 6-8" of cellulose will increase comfort, decrease conditioned air loss, lower energy bills also lowering the carbon footprint of the home.



7. Not Present Vapor Barrier: No vapor barrier observed.
8. Not Present House Fan:
9. Not Inspected Wiring/Lighting: Wiring is not visible to inspection
10. Acceptable Moisture Penetration: Minor stains observed, no present moisture activity noted.
11. Not Inspected Bathroom Fan Venting: No bathroom fan exhausts observed (suspected to be covered by insulation). Bathroom exhaust fan appear to vent to the exterior of the home.

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: Your Client
Property Address: 1212 Street
Kalamazoo, Michigan 49009

Items Recommended for Repair	Low	High
Grounds		
Screened Porch: Estimated cost to replace the cracked glass on the screened porch.	$ 150	$ 175
Retaining Walls: Estimated allowance for stone retaining wall rebuilding, including backfill and addition of drainage with grade adjustment.	$ 1500	$ 2000
Exterior Surface and Components		
Type: Estimated allowance for repair of the damaged/loose EIFS at the lower NE corner of the home.	$ 300	$ 300
Roof		
Plumbing Vents: Estimated allowance to replace the damaged neoprene sewer vent gaskets(2).	$ 195	$ 245
Interior		
Ventilation: Estimated cost to replace the non functional bath fan in the hall upstairs bath.	$ 225	$ 250
Repair Total	$ 2370	$ 2970

Items Recommended for Replacement	Low	High
Roof		
Skylights: Estimated cost to install new tempered glass in the upper floor hall bathroom skylight.	$ 400	$ 450
Replacement Total	$ 400	$ 450
Cost Estimate Total	$ 2770	$ 3420

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. Driveway: Concrete, Asphalt Installation of water runoff spillway will help control the erosion of soil at the perimeter of the drive down the hill.
2. Stoops: Concrete The front stoop step has settled approximately one inch. The settling is suspected to be from inadequate substrate compaction and roof water runoff. The stainless steel water collection troughs installed on the front porch are suspected to be needed due to excessive water flow over the roof gutter system due to gutter screens. Removal of the screens is suggested to mitigate the excessive water flow. Portions of the stainless trough's vinyl drains are rodent damaged.

Exterior Surface and Components

3. Exterior components on all elevations are aged and worn from weather exposure. Exterior Surface Type: EIFS(Exterior Insulation and Finish Systems, or synthetic stucco), Vinyl siding

   Common Problems for EIFS are as follows:

   •Failure to install or properly install sealant joints around windows, doors, pipes, conduits, and other penetrations of the field of the EIFS.
   •Failure to flash window and door openings in the field of the EIFS to divert leakage through the window or door to the exterior.
   •Failure to install diverters (kick-out flashing) at ends of roof flashing terminating in the EIFS wall.
   •Failure to properly backwrap edges of EIFS at terminations and penetrations in the field of the EIFS.
   •Failure to install expansion joints at floor lines in EIFS applied over wood frame construction.
   •Failure to notch insulation boards at corners of openings for windows and doors to avoid insulation board joint at the corner of the opening.
   •Failure to install diagonal mesh in lamina at corners of openings for windows and doors.
   •Failure to terminate EIFS above grade, especially in termite prone regions.
   •Installation of decks over EIFS without proper flashing.
   •Unrepaired impact damage.
   •Inadequate base coat applications at corners.
   •Inadequate base and finish coat application in reveals.
   •Installation of reveals at board joints.
   •Lack of adequate slope on skyward facing surfaces.

   Several of the noted conditions were observed on this home.

   EIFS exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There was no visible evidence of such damage at this time. If further evaluation is desired the services of a qualified specialist is necessary. Presently we observed one location where the EIFS product has detached and is damaged (lower NE corner at the stone retaining wall). The stone retaining wall must be repaired prior to the EIFS repair.
4. Trim: Vinyl, wood & aluminum combination, EIFS Anticipate typical maintenance such as caulking and painting touch-up on the wood trim such as the window and door frames.

Roof

5. All roof surfaces Roof Surface Unable to Inspect: 40% The east elevation roofing was not visible to inspection. Anticipate replacement of the sewer vent gasket on this elevation.
6. All roof surfaces Roof Surface Material: Asphalt/composition shingle, Laminated profile Shingles reveal heavy mineral de-granulation on the laminated portion of the shingle relative to age and exposure. The surface cracks observed on the laminated portion of the shingle are suspected to be specific to a manufacturing defect. This condition appears to have deteriorated the granular surface the shingles; in our opinion this condition will minimally affect the longevity of the material given the current age of 18 years. Estimated cost to replace the shingles when necessary, including stripping, new edging, ice and water shield, vents, flashings and shingles is $12-$14,000.
7. Gutters: Metal Gutter covers or helmets may block with debris and/or overflow contributing to water penetration problems or ponding surrounding the home. Monitoring or removal is recommended. Anticipate seasonal cleaning.

Marginal Summary (Continued)

Electrical

8. Smoke Detectors: Hard wired All units responded, one per floor. Presently the home is equipped with ionization type of smoke detectors. These units detect light smoke particles and flash fires. Photoelectric units detect smoldering, heavy smoke and are more effective in alerting to the most common type of fire which can result in personal injury and property loss. We recommend installing photoelectric sensor type, interconnected smoke detectors as an update ($550). The photoelectric units can be added to the existing. We do not recommend dual activated units.

Basement

9. Insulation: Fiberglass batts Recommend adding rim joist insulation where missing. Updating the rim joist insulation with expanding foam will increase energy efficiency, increase comfort and lower energy bills.
10. Vapor Barrier: Kraft paper on the fiberglass insulation., Polyethylene observed behind the finished wall in the NE section. Removal of the polyethylene is recommended if accessible.

Fireplace/Wood Stove

11. Basement Fireplace Damper: Metal shutter. Tape closed.
12. West wall box-out. Chimney Chimney: Masonry brick with vitrified clay liner. Minor brick damage observed below the cap; anticipate repair.

Heating System

13. Basement Heating System Distribution: Metal duct with wood & metal panned returns Minimal or lower air intake flow observed on the upper floor return air grilles.

    Multiple leaks were noted in the supply and return system at the plenums adjacent to the furnace in the basement. Sealing these openings will increase efficiency of operation and lower energy costs.

14. Basement Heating System Flue Pipe: PVC, fan assisted, horizontal venting. Stains observed on the exhaust piping as photographed behind the finished wall. Condensate leaks are suspected, further evaluation and corrective sealing is necessary.

Attic

15. The attic covers the footprint of the main house and the garage. Attic Unable to Inspect: Portions of the attic are not visible to view due to ceiling vaults, truss framing and the low roof areas of the attic.

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.

Grounds

1. Screened Porch: Rear sun porch. Wood frame, glass in frames; cracked glass on the east elevation, replacement is necessary. No tempering labels observed on the glass. Further evaluation is necessary. Evidence of water leaks observed on the wood trim suspected to be during winter. Monitoring is recommended. Concrete floor.
2. Retaining Walls: Loose laid field stones. Substantial soil displacement was noted at the base of the retaining walls. No drainage provisions observed, silt filter noted however runoff water from higher elevations has eroded the base of the lower south and north walls. Rebuilding of the north wall will be necessary to correct including installation of drainage provisions, silt filter and compacted back fill. Additionally, removal of the gutter screens is recommended as this blocks the gutters and creates gutter overflow discharging on the grade.
3. Grading: Banked with terraces on the north and south elevations leading to the walkout on the east. Anticipate grade adjustment to direct water away from the foundation on the east, west and south elevations. Soil should not be in contact with the vinyl siding or synthetic stucco. Corrective action recommended when the retaining walls are rebuilt.

Roof

4. Plumbing Vents: PVC with neoprene flashing gasket Damaged gasket on the visible unit, both sewer vent gaskets suspected to be damaged.
5. Skylights: Factory built, raised curb with thermal pane glass. The upper floor hall bath skylight appears to have a leaking thermal pane seal.

Interior

6. Ventilation: Paddle fans, Bathroom exhaust fans and windows All bathroom exhaust fans responded except for the upstairs hall bath. Some appear to nearing the end of life cycle. All bathroom exhaust fans appear to vent to the exterior of the home. All paddle fans responded. The whole house fan is functional.