

Home Inspection Report

Prepared By:



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Unique Home Consultant Advisors

Home Inspection – Site / Building Inspection – HUD 203K Consultant

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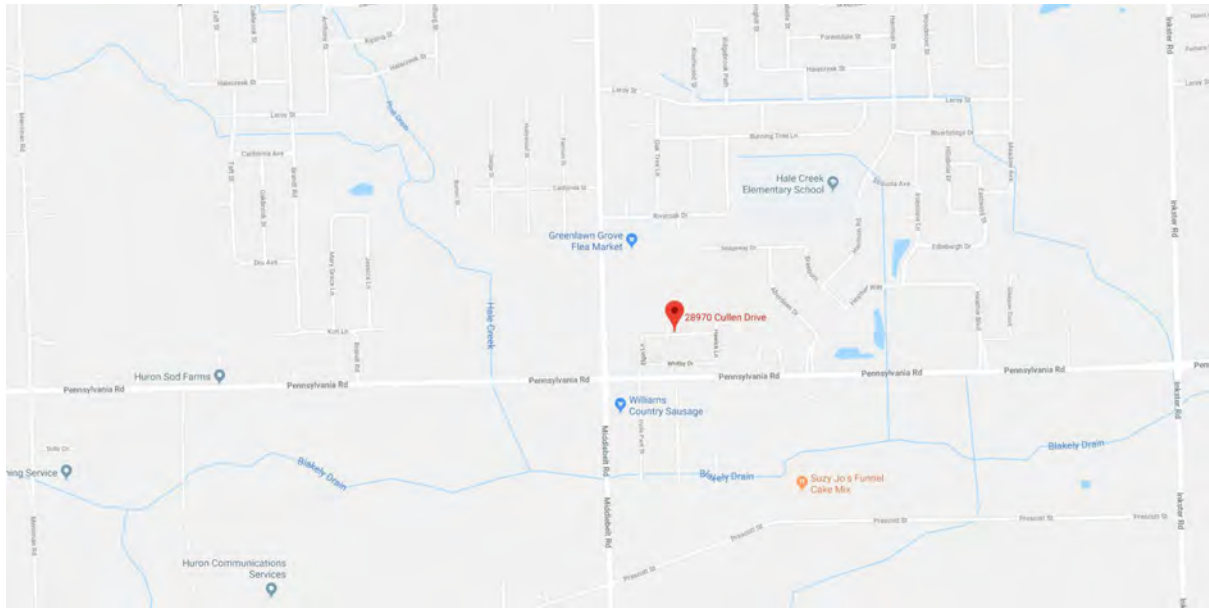
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Project:

28970 Cullen Dr. Romulus MI 48174



LOCATION OF COMMUNITY



ADDRESS:
28970 Cullen Dr.

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roofing](#)

[2 Exterior](#)

[3 Garage](#)

[4 Interiors](#)

[5 Structural Components](#)

[6 Plumbing System](#)

[7 Electrical System](#)

[8 Heating / Central Air Conditioning](#)

[9 Insulation and Ventilation](#)

[10 Built-In Kitchen Appliances](#)

[11 Picture Library](#)

[General Summary](#)

[Invoice](#)

[Back Page](#)

[Agreement](#)

Date: 4/16/2019	Time: 05:02 PM	Report ID: 0645
Property: 28970 Cullen Dr. Romulus MI 48174	Customer:	Real Estate Professional: Liz Aldridge RE/MAX Crossroads

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and Inspector

Type of building:

Condominium

Approximate age of building:

Over 10 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test Performed?:

No

Water Test Performed?:

No

Was water on at inspection?:

Yes

Was heat on at inspection?:

Yes

Was Air Conditioning on at inspection?:

No

Was electricity on at inspection?:

Yes

Was gas Service on at inspection?:

Yes

Was oil reserves available for use?:

No

Is this home new construction?:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roofing

- ☒☐☐☐

1.0 Roof Coverings

Roof Covering:

Asphalt/Fiberglass

Viewed roof covering from:

Ground

Comments:
- ☒☐☐☐

1.1 Flashings

Comments:
- ☒☐☐☐

1.2 Skylights, Chimneys and Roof Penetrations

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Comments:
- ☒☐☐☐

1.3 Roof Drainage Systems

Comments:

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

☒ ☐ ☐ ☐ 2.0 Wall Cladding Flashing and Trim

Siding Style: Lap
Siding Material: Vinyl, Full brick
Comments:

☒ ☐ ☐ ☐ 2.1 Doors (Exterior)

Exterior Entry Doors: Steel
Comments:

☒ ☐ ☐ ☐ 2.2 Windows

Comments:

☒ ☐ ☐ ☐ 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Appurtenance: Porch
Comments:

☒ ☐ ☐ ☐ 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Driveway: Concrete
Comments:

☒ ☐ ☐ ☐ 2.5 Eaves, Soffits and Fascias

Comments:

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Garage

☒ ☐ ☐ ☐ **3.0 Garage Ceilings**

Comments:

☒ ☐ ☐ ☐ **3.1 Garage Walls (including Firewall Separation)**

Comments:

☒ ☐ ☐ ☐ **3.2 Garage Floor**

Comments:

☒ ☐ ☐ ☐ **3.3 Garage Door (s)**

Garage Door Type: One automatic

Garage Door Material: Fiberglass

Comments:

☒ ☐ ☐ ☐ **3.4 Occupant Door (from garage to inside of home)**

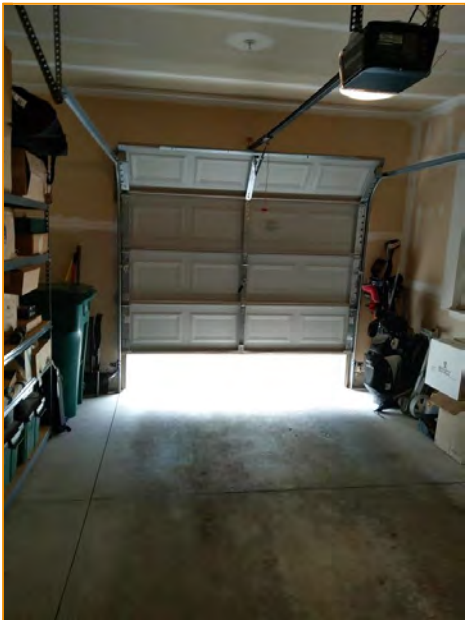
Comments:

☒ ☐ ☐ ☒ **3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)**

Auto-opener Manufacturer: LIFT-MASTER

Comments:

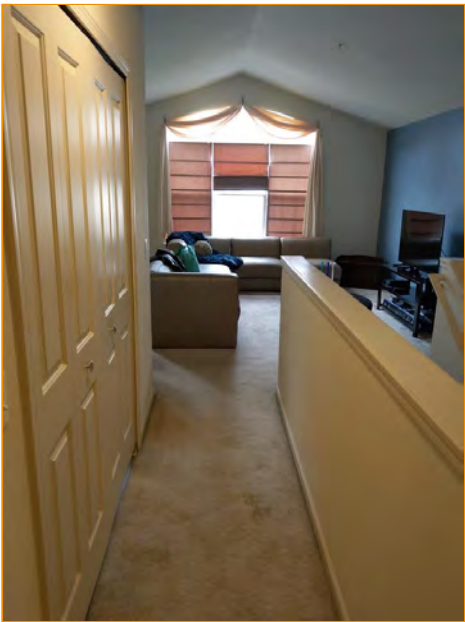
The automatic opener for garage door at the right side of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. I recommend a qualified garage door repairman correct as needed.



3.5 Item 1(Picture) Garage door

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Interiors

- ☒☐☐☐ 4.0 Ceilings
Ceiling Materials: Gypsum Board
Comments:
- ☒☐☐☐ 4.1 Walls
Wall Material: Gypsum Board
Comments:
- ☒☐☐☐ 4.2 Floors
Floor Covering(s): Carpet, Tile
Comments:
- ☒☐☐☐ 4.3 Steps, Stairways, Balconies and Railings
Comments:
- ☒☐☐☐ 4.4 Counters and Cabinets (representative number)
Cabinetry: Wood
Countertop: Laminate
Comments:
- ☒☐☐☐ 4.5 Doors (representative number)
Interior Doors: Raised panel
Comments:
- ☒☐☐☐ 4.6 Windows (representative number)
Window Types: Double-hung
Window Manufacturer: UNKNOWN
Comments:

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Structural

- ☒☐☐☐ 5.0 Foundations, Basement and Crawlspce (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Foundation: Poured concrete
Method used to observe Crawlspce: No crawlspce
Comments:
- ☒☐☐☐ 5.1 Walls (Structural)
Wall Structure: 2 X 6 Wood
Comments:
- ☒☐☐☐ 5.2 Columns or Piers
Columns or Piers: Supporting walls
Comments:
- ☒☐☐☐ 5.3 Floors (Structural)
Floor Structure: 2 X 8, Slab
Comments:
- ☒☐☐☐ 5.4 Ceilings (Structural)
Ceiling Structure: 2X8
Comments:
- ☒☐☐☐ 5.5 Roof Structure and Attic
Roof Structure: Stick-built
Roof-Type: Gable
Method used to observe attic: From entry
Attic info: Attic access
Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Plumbing

☒ ☐ ☐ ☐ 6.0 Plumbing Drain, Waste and Vent Systems

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

☒ ☐ ☐ ☐ 6.1 Plumbing Water Supply, Distribution System and Fixtures

Water Source: Public
Water Filters: None
Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper, PEX
Comments:

☒ ☐ ☐ ☐ 6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location: Main Floor
WH Manufacturer: A.O. SMITH
Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electrical

- ☒☐☐☐

7.0

Service Entrance Conductors

Electrical Service Conductors:

Below ground

Comments:
- ☒☐☐☒

7.1

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Panel Capacity:

Adequate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Comments:

The main panel box is located at the garage. The panel screws is a smaller size. This is a safety issue that needs to be corrected. I recommend repair as needed.



7.1 Item 1(Picture) Electrical panel

☒ ☐ ☐ ☐ **7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

Branch wire 15 and 20 AMP: Aluminum

Wiring Methods: Romex

Comments:

☒ ☐ ☐ ☐ **7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments:

☒ ☐ ☐ ☐ **7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Comments:

☒ ☐ ☐ ☐ **7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments:

☒ ☐ ☐ ☐ **7.6 Operation of AFCI (ARC Fault Circuit Interrupters)**

Comments:

☒ ☐ ☐ ☐ **7.7 Location of Main and Distribution Panels**

Comments:

☒ ☐ ☐ ☐ **7.8 Smoke Detectors**

Comments:

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

☒ ☐ ☐ ☐ **7.9 Carbon Monoxide Detectors**

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Heating



A/C Unit

☒ ☐ ☐ ☐ 8.0 Heating Equipment

Heat Type: Furnace

Energy Source: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: LENNOX

Central Air Brand: LENNOX

Comments:

☒ ☐ ☐ ☐ 8.1 Normal Operating Controls

Comments:

☒ ☐ ☐ ☐ 8.2 Automatic Safety Controls

Comments:

☒ ☐ ☐ ☐ 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Ductwork: Non-insulated

Filter Type: Disposable

Filter Size: 16x20

Comments:

☒ ☐ ☐ ☐ 8.4 Presence of Installed Heat Source in Each Room

Comments:

☒ ☐ ☐ ☐ 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments:

☐ ☒ ☐ ☐ 8.6 Cooling and Air Handler Equipment

Cooling Equipment Type: Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Comments:

☒ ☐ ☐ ☐ 8.7 Normal Operating Controls

Comments:

☒ ☐ ☐ ☐ 8.8 Presence of Installed Cooling Source in Each Room

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Insulation



Ventilation

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- 9.0

Insulation in Attic

Attic Insulation: Blown, Fiberglass

Comments:
- ☐

☒

☐

☐
- 9.1

Insulation Under Floor System

Floor System Insulation: NONE

Comments:
- ☐

☒

☐

☐
- 9.2

Vapor Retarders (in Crawlspce or basement)

Comments:
- ☒

☐

☐

☐
- 9.3

Ventilation of Attic and Foundation Areas

Ventilation: Ridge vents

Comments:
- ☒

☐

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☐
- 9.4

Venting Systems (Kitchens, Baths and Laundry)

Exhaust Fans: Fan only, Fan with light

Dryer Power Source: 220 Electric, Gas Connection

Dryer Vent: Flexible Metal

Comments:
- ☐

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- 9.5

Ventilation Fans and Thermostatic Controls in Attic

Comments:

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Kitchen

- ☒☐☐☐

10.0 Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:
- ☒☐☐☐

10.1 Ranges/Ovens/Cooktops

Range/Oven: WHIRLPOOL

Comments:
- ☒☐☐☐

10.2 Food Waste Disposer

Disposer Brand: IN SINK ERATOR

Comments:
- ☒☐☐☐

10.3 Microwave Cooking Equipment

Built in Microwave: WHIRLPOOL

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Picture Library

☒ ☐ 11.0 Exterior View (front and back of home)

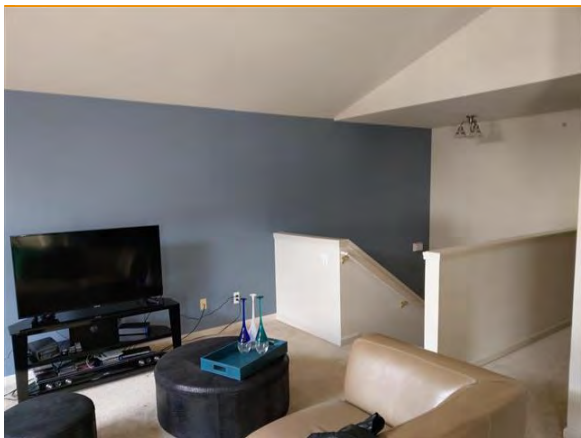
Comments:
Inspection photo view of Exterior.



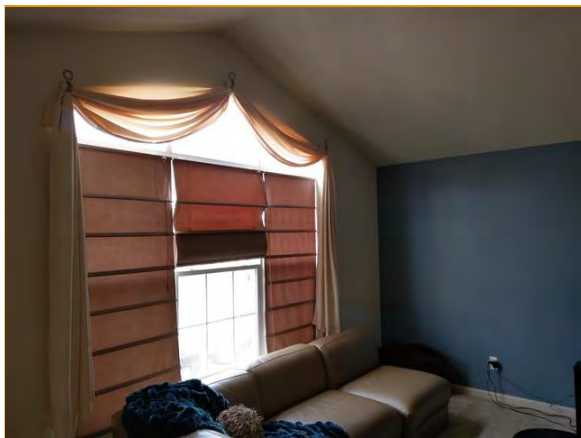
11.0 Item 1(Picture) Front view

☒ ☐ 11.1 Living Room view

Comments:
Inspection photo view of Living Room



11.1 Item 1(Picture) Living room (View 1)



11.1 Item 2(Picture) Living room (View 2)

☒ ☐ 11.2 Kitchen view

Comments:
Inspection photo view of Kitchen.



11.2 Item 1(Picture) Kitchen (View 1)



11.2 Item 2(Picture) Kitchen pantry (View 2)



11.2 Item 3(Picture) Kitchen sink



11.2 Item 4(Picture) Garbage disposal (View 4)

PIC = Picture included NP = Not Present

PIC NP



11.2 Item 5(Picture) Dishwasher (View 5)



11.2 Item 6(Picture) Range / Oven (View 6)



11.2 Item 7(Picture) Microwave w/exhaust fan (View 7)

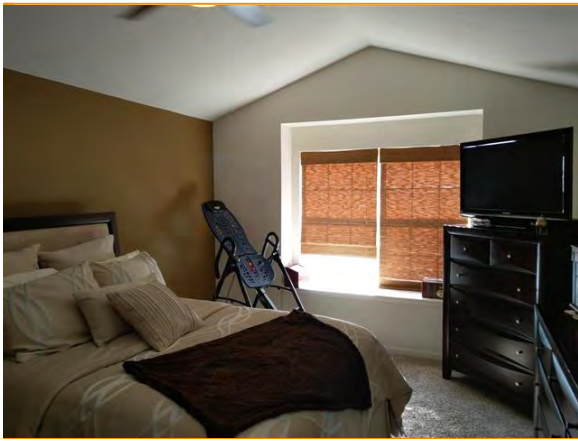


11.2 Item 8(Picture) Refrigerator (View 8)

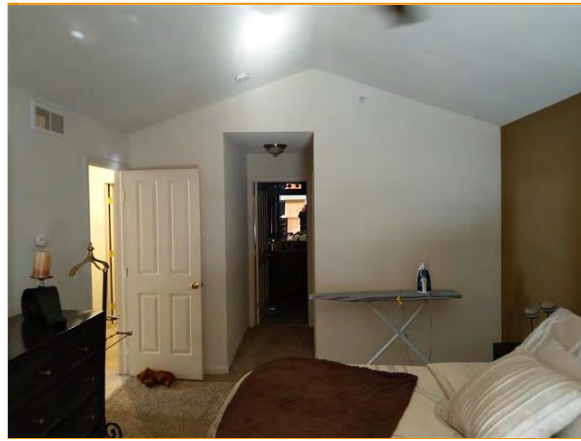
☒ ☐ 11.3 Master bedroom view

Comments:

Inspection photo view of Master bedroom.



11.3 Item 1(Picture) Master bedroom (View 1)



11.3 Item 2(Picture) Master bedroom (View 2)



11.3 Item 3(Picture) Hallway (View 3)



11.3 Item 4(Picture) Master bedroom closet (View 4)



11.3 Item 5(Picture) Master bathroom (View 5)



11.3 Item 6(Picture) Master bathroom (View 6)

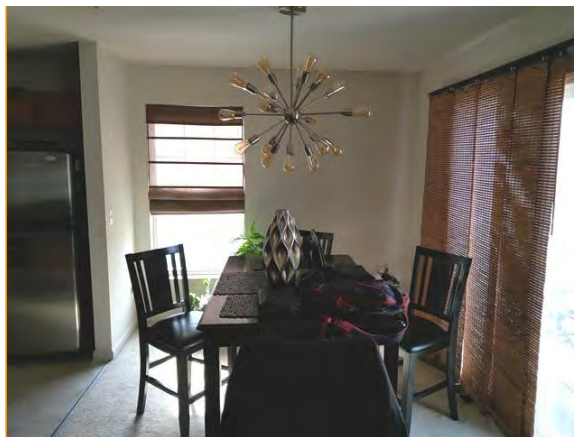
☒ ☐ 11.4 Dining room view

Comments:

Inspection photo view of Dining room.



11.4 Item 1(Picture) Dining room (View 1)



11.4 Item 2(Picture) Dining room (View 2)

☒ ☐ 11.5 Other rooms view(s)

Comments:

(1) Inspection photo views of any other rooms (Exterior).



11.5 Item 1(Picture) Right view

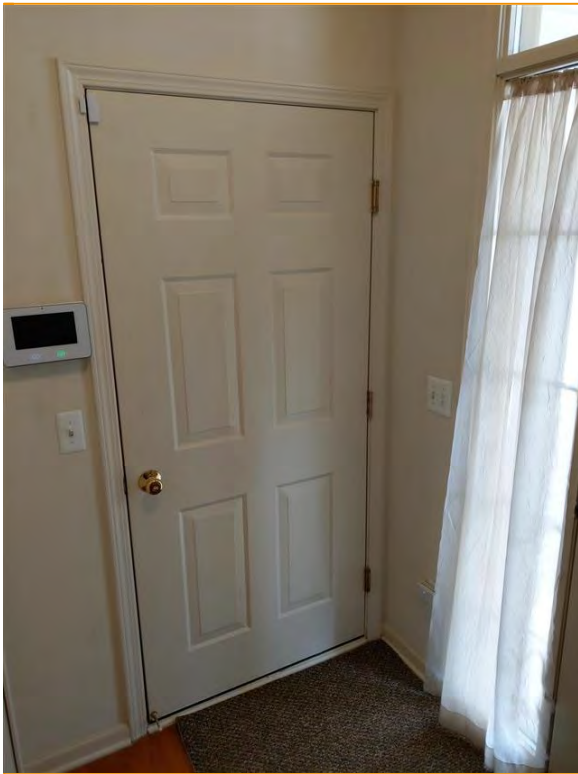


11.5 Item 2(Picture) Front yard



11.5 Item 3(Picture) Right side with garage view

(2) Inspection photo views of any other rooms (Lower level).



11.5 Item 4(Picture) Foyer



11.5 Item 5(Picture) Coat closet



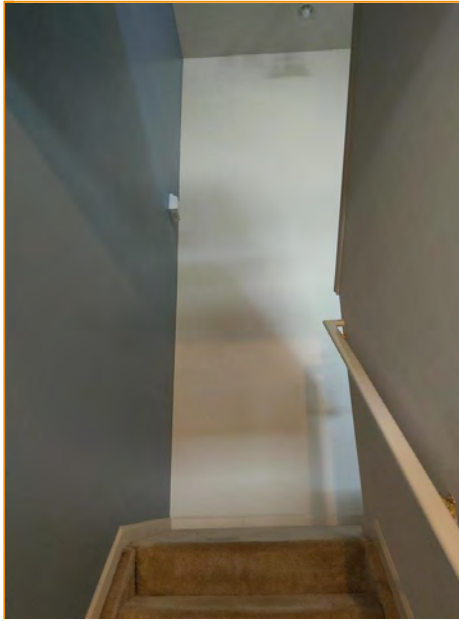
11.5 Item 6(Picture) Garage (View 1)



11.5 Item 7(Picture) Garage (View 2)



11.5 Item 8(Picture) Stairway to the main floor (View 1)

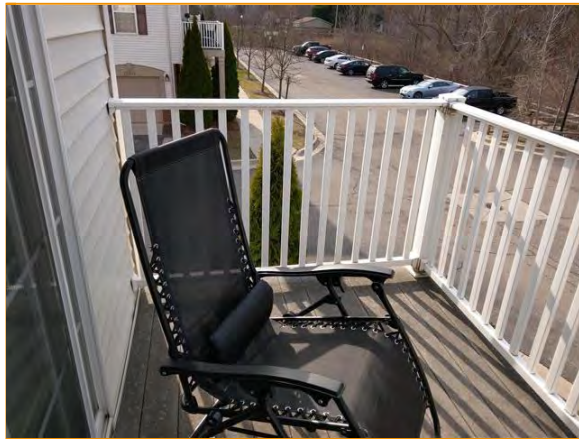


11.5 Item 9(Picture) Stairway to the main floor (View 2)

(3) Inspection photo views of any other rooms (Main level).



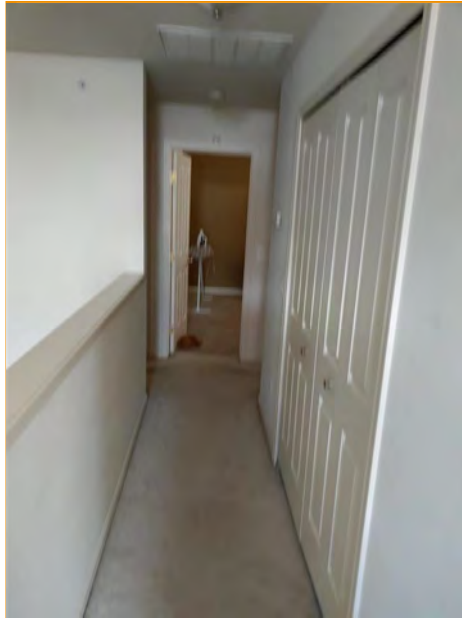
11.5 Item 10(Picture) Balcony (View 1)



11.5 Item 11(Picture) Balcony (View 2)



11.5 Item 12(Picture) Balcony (View 3)



11.5 Item 13(Picture) Hallway



11.5 Item 14(Picture) Laundry room



11.5 Item 15(Picture) Main bathroom (View 1)



11.5 Item 16(Picture) Main bathroom (View 2)



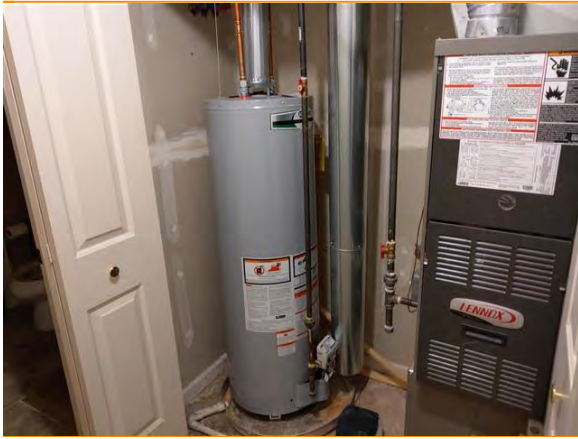
11.5 Item 17(Picture) Main bathroom (View 3)



11.5 Item 18(Picture) Main bathroom (View 4)



11.5 Item 19(Picture) Main bathroom (View 5)



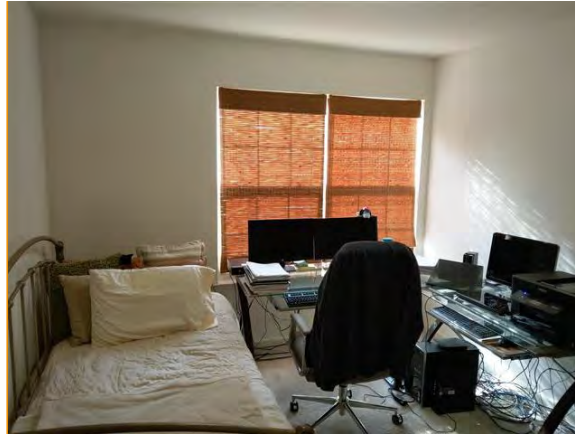
11.5 Item 20(Picture) Utility room



11.5 Item 21(Picture) Linen closet



11.5 Item 22(Picture) Bedroom #2 (View 1)



11.5 Item 23(Picture) Bedroom #2 (View 2)



11.5 Item 24(Picture) Bedroom #2 closet (View 1)



11.5 Item 25(Picture) Attic (View 1)



11.5 Item 26(Picture) Attic (View 2)



11.5 Item 27(Picture) Attic (View 3)

General Summary

**19377 Fielding St.
Detroit, MI. 48219
313 399-7016**

Customer
Mrs. Shelia Davis

Address
28970 Cullen Dr.
Romulus MI 48174

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. Garage

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

The automatic opener for garage door at the right side of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. I recommend a qualified garage door repairman correct as needed.
\$101 - \$250

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

The main panel box is located at the garage. The panel screws is a smaller size. This is a safety issue that needs to be corrected. I recommend repair as needed.
\$0 - \$100

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



People, Places & Things LLC
Unique Home Consultant Advisors

Home Inspection – Site / Building Inspection – HUD 203K Consultant

Phone #: 313-399-7016
Fax #: 313-531-2578
e-mail: pptinspections@hotmail.com
<http://www.pptinspections.com>

PRE-INSPECTION AGREEMENT

The address of the property is:

Fee for the inspection is \$XXX.XX. INSPECTOR acknowledges receiving a deposit of \$XXX.XX from CLIENT. THIS AGREEMENT made this 06 day of April, by and between Walter L. Williams (hereinafter "INSPECTOR") and ("CLIENT"), collectively referred to herein as "the parties." The Parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <https://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder

County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation; the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

19377 Fielding St. Detroit, MI. 48219-2528

