

JOURNEY
HOME INSPECTION LLC

Home Inspection Report

6538 Toweline St.

Hope, MI 48628

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Inspected On Wed, Jun 22, 2022 at 12:49 PM

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

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

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

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

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

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

General

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

100 years

Age Based On

Sellers Disclosure

Door Faces

South

Furnished

Yes

Occupied

Yes

Weather

Overcast

Temperature

Warm

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Owner

Site

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

Site Grading

Sloped Away From Structure, Sloped Toward Structure

Condition: Satisfactory



Vegetation

Not Growing Against Structure, Generally Maintained

Condition: Satisfactory

Driveway

Stone

Condition: Satisfactory

Steps/Stoops

Wood

Condition: Satisfactory



Patios/Decks

Wood

Condition: Satisfactory



Exterior

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

Exterior Covering

Vinyl Siding

Condition: Satisfactory



Exterior Trim Material

Vinyl

Condition: Satisfactory



Windows

Vinyl

Condition: Satisfactory



Entry Doors

Steel

Condition: Satisfactory



Balconies

Not Present

Railings

Wood

Condition: Satisfactory



Garage

Garage Type

Detached

Condition: Satisfactory



Overview Photos Of Garage



Garage Size

1 Car

Door Opener

Manual Opening

Condition: Satisfactory

Opener Safety Feature

Not Present

Roofing

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

Inspection Method

Walked Roof/Arms Length



Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

10 years

Ventilation Present

Roof, Soffit, Gable Ends, Ridge Vents

Condition: Satisfactory



Vent Stacks

Plastic

Condition: Satisfactory

Chimney

Not Present

Sky Lights

Not Present

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Aluminum

Condition: Satisfactory

Gutters & Downspouts

Not Present

Structure

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

Foundation Types

Crawl Space

Foundation Material

Concrete Block

Condition: Satisfactory

Signs of Water Penetration

Not Present

Prior Waterproofing

Not Present

Floor Structure

Wood Frame

Condition: Satisfactory

Subflooring

Oriented Strand Board

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Bedroom Closet

Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Solid Wood Plank

Condition: Satisfactory

Vent Risers

PVC

Condition: Satisfactory

Insulation

Blown In Cellulose

Condition: Satisfactory

Crawlspace

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

Inspection Method

Inside

Vapor Retarder

Missing

Condition: Marginal

Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Electrical

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

Type of Service

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

To the left inside of back entry door

Photo of Panel



Service Panel Manufacturer

General Electric

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

Service Panel Ground

Ground Rod

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Satisfactory

HVAC System Type

Not Present

Thermostat

Programmable

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Living Room

Heating

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

Location

Utility room



Type of Equipment

Forced Air

Condition: Satisfactory

Photo of Furnace Operating



Photo Of Furnace Dataplate



Manufacturer

Tappan

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

80000

Output BTUs

100000

Approximate Age

15 years

Filter Type

Disposable

Condition: Satisfactory

Output Temperature

90 degrees

Type of Distribution

Flexible Ducting

Condition: Satisfactory

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

Plumbing

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

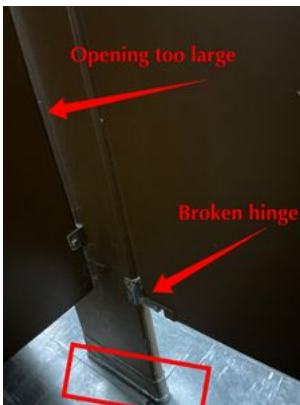
Water Service

Public

Supply Pipe Material

Polybutelyne

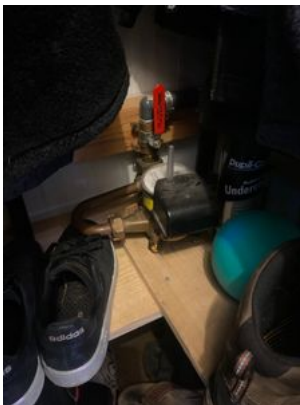
Condition: Satisfactory



Location of Main Water Shutoff

To the left of back entry door inside closet.

Photo of Main Water Valve



Sewer System

Septic System

Waste Pipe Material

PVC

Condition: Satisfactory

Location of Fuel Shutoff

At Meter

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Ao smith

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

3 years

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

Within Sight of Equipment

Bathroom #1

Location

Utility room next to kitchen

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Satisfactory

Shower

In Tub

Condition: Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Fiberglass

Condition: Satisfactory

Tub Surround

Fiberglass

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

GFCI Protection

Outlets, Lights

Condition: Satisfactory

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory

Countertops

Tile

Condition: Satisfactory

Sink

Single

Condition: Satisfactory

Appliances

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

Oven

Whirlpool

Condition: Satisfactory

Range

Whirlpool

Condition: Satisfactory

Cooktop

Whirlpool

Condition: Satisfactory

Kitchen Cont.

Range Hood

Whirlpool

Condition: Satisfactory

Refrigerator

Samsung

Condition: Satisfactory

Dishwasher

Kenmore

Condition: Satisfactory

Microwave

General Electric

Condition: Satisfactory

Washer

Whirlpool

Condition: Satisfactory

Dryer

Kenmore

Condition: Satisfactory

Laundry

Built In Cabinets

Yes

Condition: Satisfactory

Laundry Sink

Yes

Condition: Satisfactory

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

Yes

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory

Washer

Whirlpool

Condition: Satisfactory

Dryer

Kenmore

Condition: Satisfactory

Overview Photos of Laundry



Interior

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

Floors

Tile, Wood Laminate

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Window Types

Single Hung, Sliders

Condition: Satisfactory

Window Materials

Vinyl

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Steel

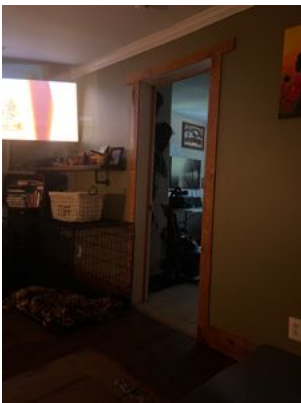
Interior Door Materials

Wood

Fireplace

Not Present

Overview Photos of Interior



Report Summary

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