

# Inspection Report

**Mrs. Julie Smith**

**Property Address:**

5221 Samrick Rd.  
Belmont MI 49306



5221 Samrick Rd. Belmont, MI, 49306

**Brigade Home Inspection Services LLC.**

**Kevin W. Yeager**  
**6843 Packer Dr. N.E.**  
**Belmont, MI, 49306**  
**616 916-1325**

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<b>Date:</b> 9/10/2020	<b>Time:</b> 10:00 AM	<b>Report ID:</b> 091020D
<b>Property:</b> 5221 Samrick Rd. Belmont MI 49306	<b>Customer:</b> Mrs. Julie Smith	<b>Real Estate Professional:</b>

**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:**

5919 Samrick Rd., Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 60 (F) = 15.5 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Water Test:**

No

1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

<b>Roof Covering:</b> Architectural	<b>Viewed roof covering from:</b> Walked roof	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> Metal Flue Pipe		

Items

1.0 Roof Coverings

**Comments:** Inspected  
(1) Asphalt shingles typical life expectancy is 20 to 30 years.

Overall good condition. No lifting or curling



1.0 Item 1(Picture) Shingles



1.0 Item 2(Picture) Shingles



1.0 Item 3(Picture) Shingles



1.0 Item 4(Picture) Shingles





1.0 Item 5(Picture) Fungi growth

(2) Inspected.



1.0 Item 6(Picture) Flat roofing



1.0 Item 7(Picture) Patch

### 1.1 Flashings

**Comments:** Inspected

Inspected.



1.1 Item 1(Picture) Flashings

## 1.2 Skylights, Chimneys and Roof Penetrations

**Comments:** Inspected

Inspected.



1.2 Item 1(Picture) Chimney

## 1.3 Roof Drainage Systems

**Comments:** Inspected, Repair or Replace

(1) Inspected.



1.3 Item 1(Picture) Covered gutters

(2) The ground drain lines need extending and burying below the surface.



1.3 Item 2(Picture) Drain lines

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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 inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

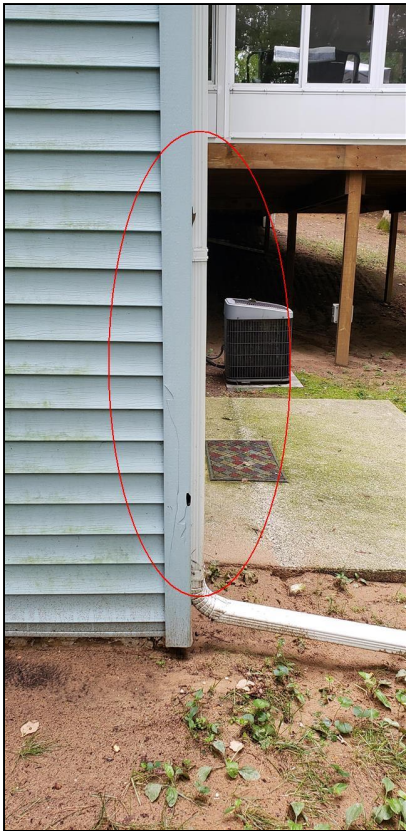
Styles & Materials

<b>Siding Style:</b> Lap	<b>Siding Material:</b> Vinyl	<b>Exterior Entry Doors:</b> Steel
<b>Appurtenance:</b> Deck with steps	<b>Driveway:</b> Asphalt	

Items

2.0 Wall Cladding Flashing and Trim

**Comments:** Inspected, Repair or Replace  
The Vinyl siding at the exterior in areas damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture) Damaged trim



2.0 Item 2(Picture) Damaged trim

2.1 Doors (Exterior)

**Comments:** Inspected, Repair or Replace



(1) The trim for breezeway entry door front of home weathered and needs prep and paint (exterior). This is a maintenance issue and is for your information. I recommend prep and paint using a qualified contractor.



2.1 Item 1(Picture) Weathered



2.1 Item 2(Picture) Trim for garage door.

(2) The screen door is stretched or torn at rear entry door. I recommend repair or replace by a qualified person.



2.1 Item 3(Picture)



2.1 Item 4(Picture)







## 2.2 Windows

**Comments:** Inspected

The screen door is stretched or torn at guest bedroom window.. I recommend repair or replace by a qualified person.



2.2 Item 1(Picture) Damaged screen

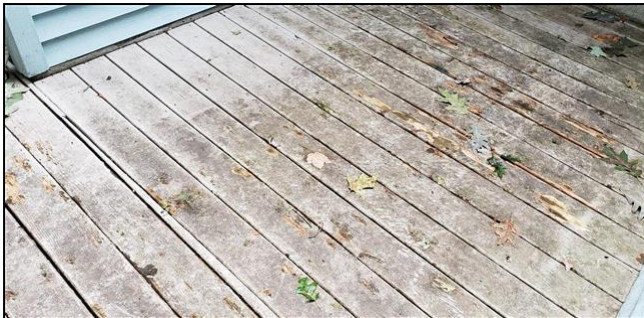


2.2 Item 2(Picture) Damaged screen

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

**Comments:** Inspected, Repair or Replace

(1) The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.



2.3 Item 1(Picture) Decking



2.3 Item 2(Picture) Decking

(2) The pickets on deck at the rear of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through A fall or injury could occur if not corrected. The maximum space between pickets should be four inches I recommend repair as needed.



2.3 Item 3(Picture) Over 4 inch's

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

**Comments:** Inspected, Repair or Replace



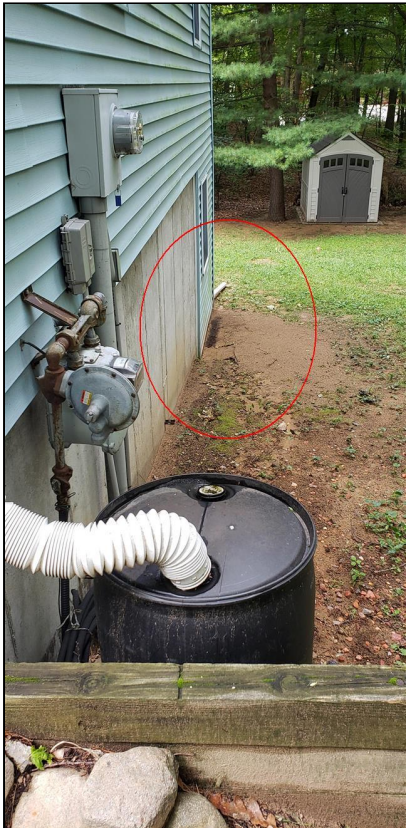
(1) There is a negative slope towards the right side (facing front). This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Item 1(Picture) Erosion



2.4 Item 2(Picture) Negative slope



2.4 Item 3(Picture) Negative slope

(2) The concrete drive at the front of home has settlement cracks. . I recommend repair as desired.



2.4 Item 4(Picture) Settlement cracks



2.4 Item 5(Picture) Settlement cracks

(3) Gutters terminate underneath deck causing erosion. Recommend extending downspouts to a lower part of the yard.



2.4 Item 6(Picture) Gutter downspouts

## **2.5 Eaves, Soffits and Fascias**

**Comments:** Inspected

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3. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> 2 X 10
<b>Wall Structure:</b> 2 X 4 Wood	<b>Columns or Piers:</b> Steel screw jacks	<b>Ceiling Structure:</b> 2X8
<b>Roof Structure:</b> 2 X 6 Rafters	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked
<b>Attic info:</b> Scuttle hole		

Items

**3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected  
Inspected.



3.0 Item 1(Picture) Foundation



3.0 Item 2(Picture) Foundation

**3.1 Walls (Structural)**  
**Comments:** Inspected

**3.2 Columns or Piers**  
**Comments:** Inspected



Inspected.



3.2 Item 1(Picture) Post



3.2 Item 2(Picture) Steel jack post

### 3.3 Floors (Structural)

**Comments:** Inspected

Inspected.



3.3 Item 1(Picture) Floor joists



3.3 Item 2(Picture) 2x10 joists

### 3.4 Ceilings (Structural)

**Comments:** Inspected

### 3.5 Roof Structure and Attic

**Comments:** Inspected, Repair or Replace

(1) Discovered what appears to be an "old" water sign resulting from a roof leak found around the ridge vent. The leak appears to be corrected. It is recommend to monitor after a heavy rain and repair if needed.



3.5 Item 1(Picture) Old water stains

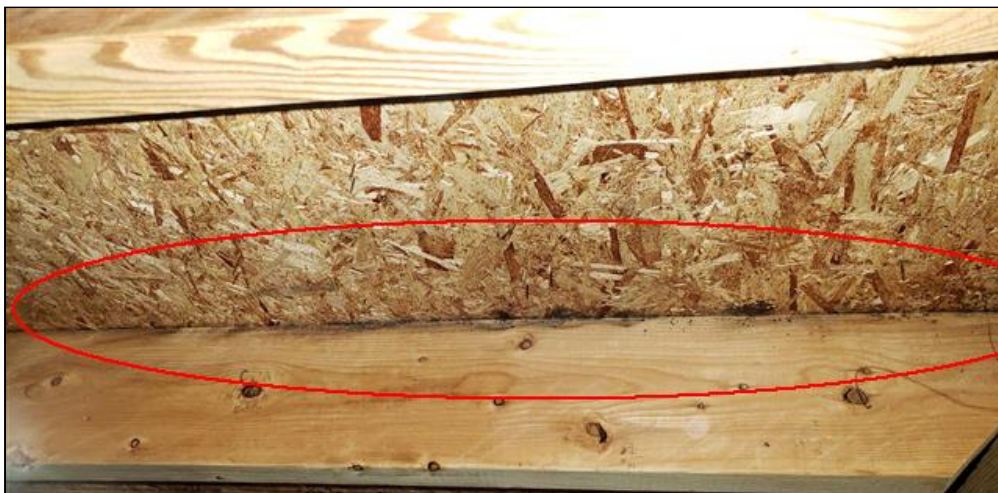
(2) The roof sheathing is "blackened" and has fungi growth indicating moisture intrusion in areas. Signs of fungi growth indicate that moisture is entering inside the attic.. The cause of moisture needs to be found and corrected.

Documentation of mold mitigation and warranty has been provided by a local mitigation company.

Additional ventilation and insulated ductpipe installed.

Recommend investigating method used to kill and stop fungal growth since it does not appear to be encapsulated.

(See attached documents at end of report)



3.5 Item 2(Picture) Fungi growth



3.5 Item 3(Picture) Fungi growth













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4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

<b>Heat Type:</b> Furnace	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> TEMPSTAR	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Electronic air cleaner
<b>Filter Size:</b> Adequate	<b>Types of Fireplaces:</b> None	<b>Operable Fireplaces:</b> None
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> One	<b>Central Air Brand:</b> INTERNATIONAL COMFORT	

Items

4.0 Heating Equipment

Comments: Inspected, Repair or Replace



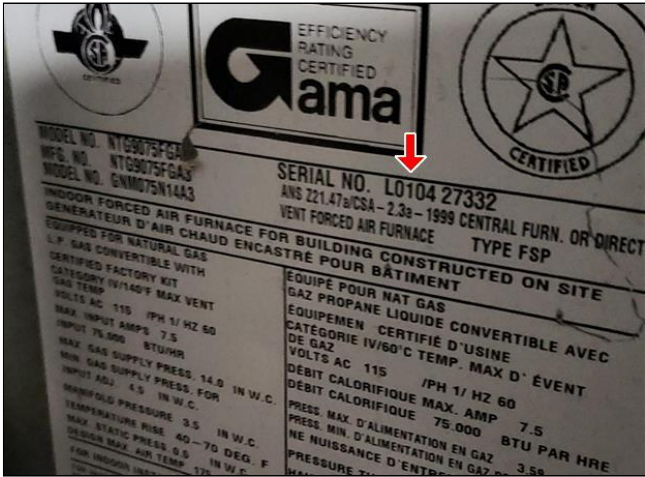
(1) 75,000 BTU Forced air Natural gas furnace is (19) years old. Date code =(01)

Average life expectancy of forced air furnace is 20 to 30 years,

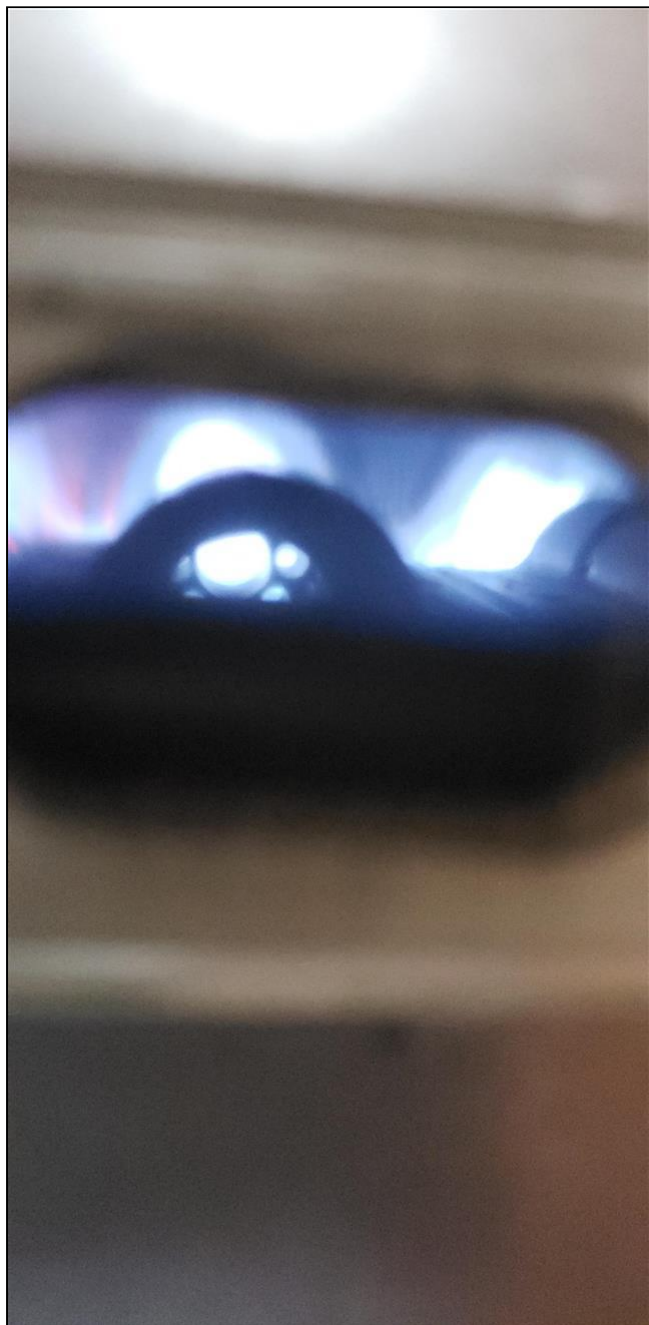
Tested working at the time of inspection.



4.0 Item 1(Picture) Furnace



4.0 Item 2(Picture) Date code 01



4.0 Item 3(Picture) Burners

(2) The blower unit on air handler is unusually loud or noisy. This is a maintenance issue and should be repaired. A licensed HVAC contractor should service or repair unit.

#### 4.1 Normal Operating Controls

**Comments:** Inspected

Programable thermostat- Tested working at the time of inspection.



4.1 Item 1(Picture) Programable thermostat

#### **4.2 Automatic Safety Controls**

**Comments:** Inspected

#### **4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

Inspected.



4.3 Item 1(Picture) Ducts





4.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

4.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

4.8 Cooling and Air Handler Equipment

Comments: Inspected, Repair or Replace

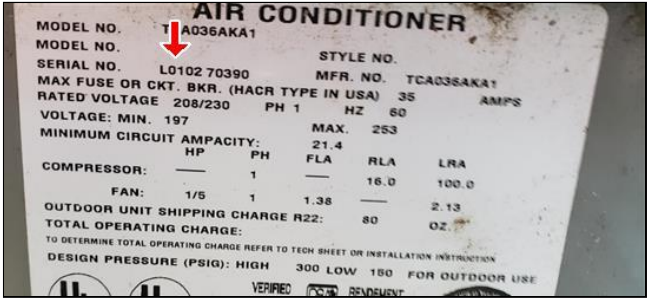
(1) Air conditioning unit is (19) years old. Date code =(01)

Average life expectancy of an A/C unit is 12 to 22 years.

Tested- Working at the time of inspection.

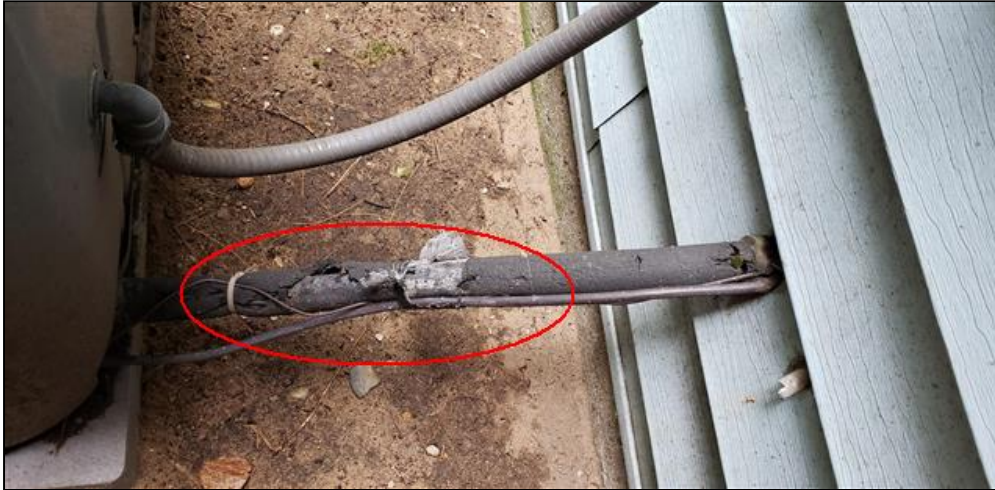


4.8 Item 1(Picture) Air conditioner



4.8 Item 2(Picture) Date code 01

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



4.8 Item 3(Picture) foam sleeve on suction line is missing foam

#### 4.9 Normal Operating Controls

**Comments:** Inspected

Same as heat.

#### 4.10 Presence of Installed Cooling Source in Each Room

**Comments:** Inspected

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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.



5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Copper
<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Location:</b> Basement
<b>WH Manufacturer:</b> STATE		

Items

5.0 Plumbing Drain, Waste and Vent Systems

**Comments:** Inspected, Repair or Replace  
(1) The toilet is loose at floor at the main floor hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 1(Picture) Loose toilet.

(2) The stop-valve is missing at the bathtub for main floor bath. . Recommend installing stopper..



5.0 Item 2(Picture) Tub stopper.

(3) Inspected.





5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Repair or Replace

Water Heater is (21) years old. Date code =(99)

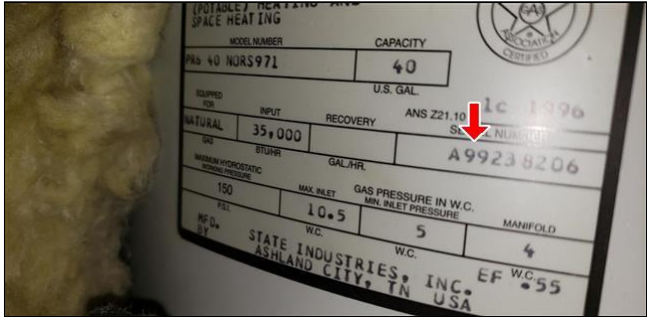
Average life expectancy of water heater is 8 to 12 years,

Working at the time of inspection.

Recommend budget for replacement.



5.2 Item 1(Picture) Water Heater



5.2 Item 2(Picture) Date code 99

5.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main shut off is the black knob located in the basement at the water meter. This is for your information.



5.3 Item 1(Picture) Water shut-off

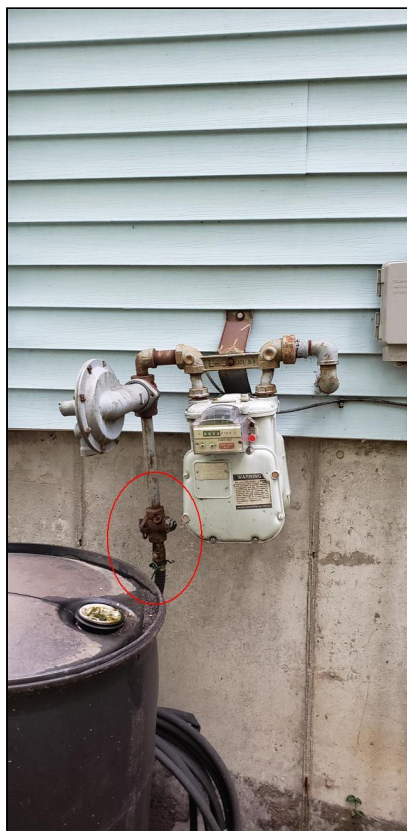
5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

5.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside



5.5 Item 1(Picture) Fuel shut-off

## 5.6 Sump Pump

**Comments:** Not Present

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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.



6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

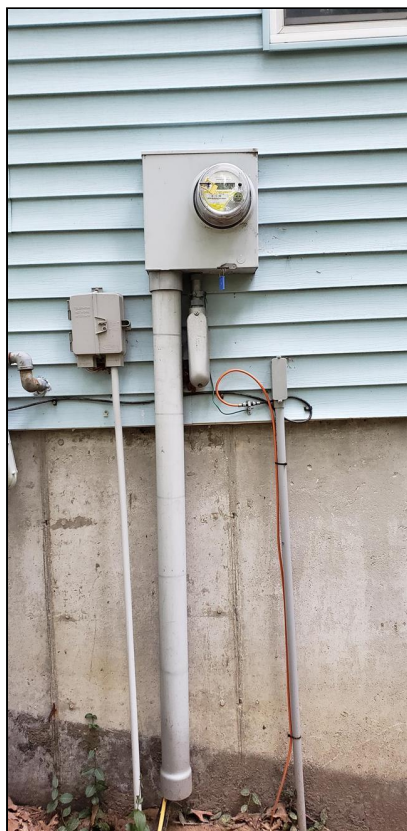
<b>Electrical Service Conductors:</b> Below ground	<b>Panel Capacity:</b> 100 AMP	<b>Panel Type:</b> Circuit breakers GFCI Breakers
<b>Electric Panel Manufacturer:</b> CROUSE-HINDS	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

Items

6.0 Service Entrance Conductors

**Comments:** Inspected

Inspected.



6.0 Item 1(Picture) Electric service meter.

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

**Comments:** Inspected, Repair or Replace

(1) One GFCI Breaker in the main panel was in tripped position. Once reset the trip to test button would not trip breaker.

Recommend further inspection and replacement of breaker by a licensed electrician.



6.1 Item 1(Picture) Failed breaker

(2) Inspected 100 AMP service.













6.1 Item 5(Picture) Main circuit breaker 100 AMP

**6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage**

**Comments:** Inspected

**6.3 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:** Inspected

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

**Comments:** Inspected

**6.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Comments:** Inspected

GFCI (Ground Fault Circuit Interrupter) outlets at the Kitchen. Hall Bath. Washer/Dryer room and Exterior locations are currently under GFCI circuit protection.



6.5 Item 1(Picture) Kitchen GFCI Outlets

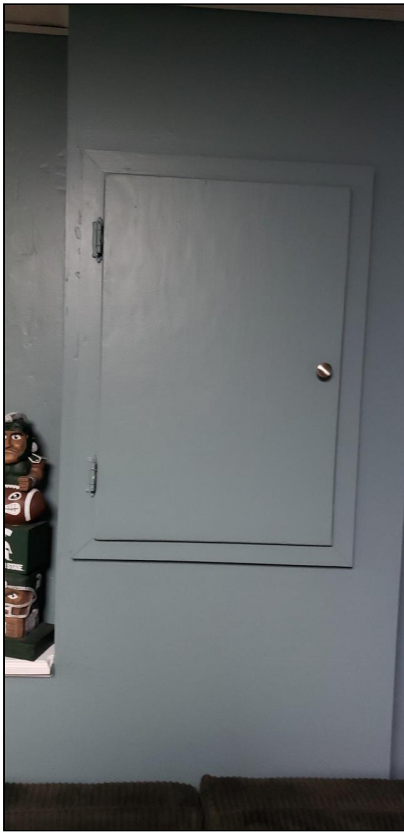
**6.6 Operation of AFCI (ARC Fault Circuit Interrupters)**

**Comments:** Not Present

**6.7 Location of Main and Distribution Panels**

**Comments:** Inspected

The main panel box is located at the basement.



6.7 Item 1(Picture) Main panel box

#### **6.8 Smoke Detectors**

**Comments:** Inspected

All working at the time of inspection.

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



6.8 Item 1(Picture) Smoke detector

#### **6.9 Carbon Monoxide Detectors**

**Comments:** Inspected

Working at the time of inspection.



6.9 Item 1(Picture) Detector

---

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.



7. 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.

Styles & Materials

<b>Attic Insulation:</b> Blown Batt Fiberglass	<b>Ventilation:</b> Gable vents Ridge vents Soffit Vents Passive	<b>Exhaust Fans:</b> Fan with light
<b>Dryer Power Source:</b> Gas Connection	<b>Dryer Vent:</b> Flexible Metal	<b>Floor System Insulation:</b> NONE

Items

7.0 Insulation in Attic

**Comments:** Inspected  
is about ten inches thick or just over 36.6 R-Value.



7.0 Item 1(Picture) Insulation



7.0 Item 2(Picture) Insulation

7.1 Insulation Under Floor System

**Comments:** Not Present

7.2 Vapor Retarders (in Crawlspace or basement)

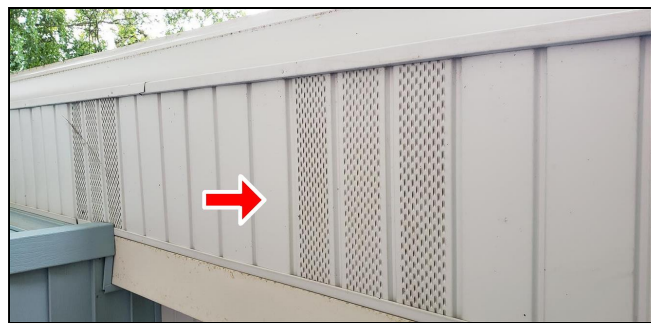
**Comments:** Not Present

7.3 Ventilation of Attic and Foundation Areas

**Comments:** Inspected

Inspected.

Ventilation recently increased.



7.3 Item 1(Picture) Soffit vents



7.3 Item 2(Picture) Ridge vents



7.3 Item 3(Picture) Gable vent



7.3 Item 4(Picture) Gable vent



7.3 Item 5(Picture) Pot vent

**7.4 Venting Systems (Kitchens, Baths and Laundry)**

**Comments:** Inspected

Inspected.



7.4 Item 1(Picture) Bath vents

## 7.5 Ventilation Fans and Thermostatic Controls in Attic

**Comments:** Not Present

---

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.



8. 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.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board	<b>Wall Material:</b> Gypsum Board	<b>Floor Covering(s):</b> Carpet Hardwood T&G Tile
<b>Interior Doors:</b> Hollow core Wood	<b>Window Types:</b> Thermal/Insulated Double-hung	<b>Window Manufacturer:</b> UNKNOWN
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Granite	

Items

8.0 Ceilings

**Comments:** Inspected  
Inspected.



8.0 Item 1(Picture) Ceilings

8.1 Walls

**Comments:** Inspected

8.2 Floors

**Comments:** Inspected

Inspected.



8.2 Item 1(Picture) Hardwood floors



8.2 Item 2(Picture) Tile

**8.3 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

Inspected.



8.3 Item 1(Picture) Hand Rails

**8.4 Counters and Cabinets (representative number)**

**Comments:** Inspected

Inspected.

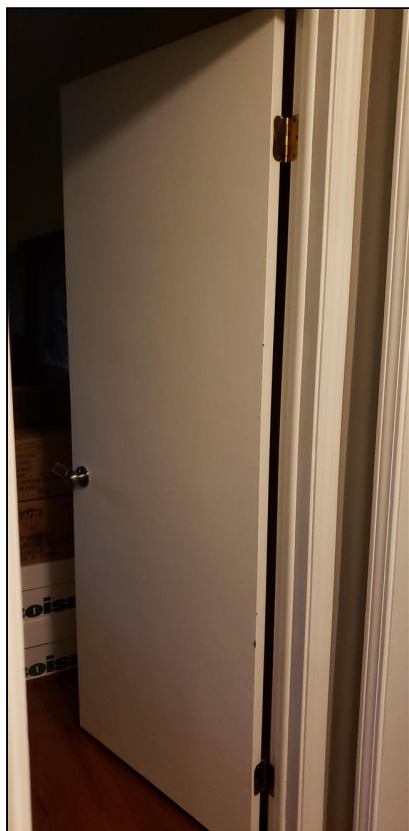


8.4 Item 1(Picture) Kitchen

**8.5 Doors (representative number)**

**Comments:** Inspected

Inspected.



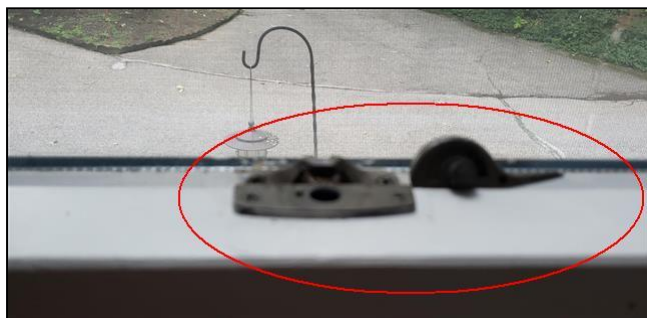
8.5 Item 1(Picture) Doors

**8.6 Windows (representative number)**

**Comments:** Inspected, Repair or Replace



One window is damaged at handle or lock hardware at the Living Room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



8.6 Item 1(Picture) Broken window lock

---

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.

9. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Compressed board	SEARS

Items

9.0 Garage Ceilings

Comments: Inspected  
Unfinished.



9.0 Item 1(Picture) Rafters

9.1 Garage Walls (including Firewall Separation)

Comments: Inspected, Repair or Replace  
(1) The composition board on the wall is missing in areas at the garage. This is a small repair issue for your information.  
A qualified person should repair or replace as needed.



9.1 Item 1(Picture) Damaged wall board

(2) Firewall intact.



9.1 Item 2(Picture)



9.1 Item 3(Picture) Firewall.

## 9.2 Garage Floor

**Comments:** Inspected

Inspected.



9.2 Item 1(Picture) Slab with drain

## 9.3 Garage Door (s)

**Comments:** Inspected

Inspected.



9.3 Item 1(Picture) Garage door

## 9.4 Occupant Door (from garage to inside of home)

**Comments:** Inspected

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

**Comments:** Inspected, Repair or Replace

The automatic opener for garage door at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet This is considered unsafe and needs correcting. I recommend a qualified garage door repairman correct as needed.



9.5 Item 1(Picture) Door operator.

#### 9.6 Garage window (s)

**Comments:** Not Present



10. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand:	Exhaust/Range hood:	Range/Oven:
KENMORE	KENMORE	KENMORE

Items

10.0 Dishwasher

**Comments:** Inspected  
Tested- Working at the time of inspection.



10.0 Item 1(Picture) Dishwasher

10.1 Ranges/Ovens/Cooktops

**Comments:** Inspected

Tested- Working at the time of inspection.



10.1 Item 1(Picture) Gas range



10.1 Item 2(Picture) Burners

#### 10.2 Range Hood (s)

**Comments:** Inspected

Tested- Working at the time of inspection.



10.2 Item 1(Picture) Range hood

#### 10.3 Trash Compactor

**Comments:** Not Present

There is no trash compactor appliance.

#### 10.4 Food Waste Disposer

**Comments:** Not Present

There is no disposer appliance.

#### 10.5 Microwave Cooking Equipment

**Comments:** Inspected

Tested- Working at the time of inspection.



10.5 Item 1(Picture) Microwave

---

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. Pests

Items

11.0 Wood destroying Insects

Comments: Inspected  
No visible signs of wood destroying insects at the time of the inspection.

11.1 Pests (Mice, Cats, Critters, ect)

Comments: Inspected  
No visible signs of pests at the time of the inspection.



Summary

Brigade Home Inspection Services LLC.

6843 Packer Dr. N.E.  
Belmont, MI, 49306  
616 916-1325

Customer

Mrs. Julie Smith

Address

5221 Samrick Rd.  
Belmont MI 49306

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.

1. Roofing

- 1.3    Roof Drainage Systems
- Inspected, Repair or Replace
- (1) Inspected.



1.3 Item 1(Picture) Covered gutters

- (2) The ground drain lines need extending and burying below the surface.



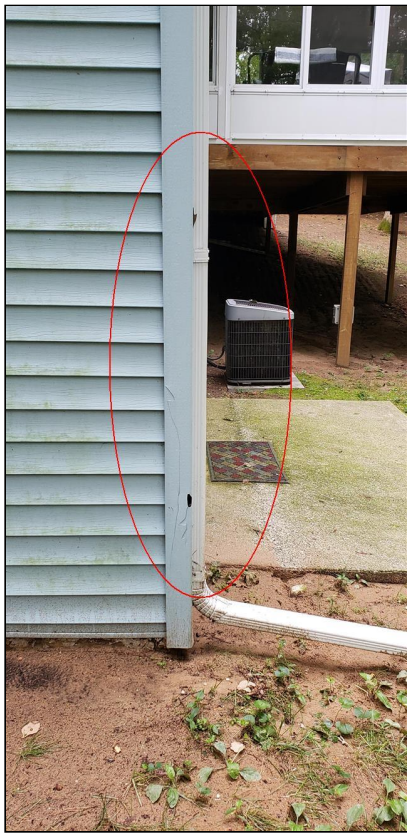
1.3 Item 2(Picture) Drain lines

**2. Exterior**

**2.0 Wall Cladding Flashing and Trim**

**Inspected, Repair or Replace**

The Vinyl siding at the exterior in areas damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



2.0 Item 1(Picture) Damaged trim



2.0 Item 2(Picture) Damaged trim

**2.1 Doors (Exterior)**

**Inspected, Repair or Replace**

(1) The trim for breezeway entry door front of home weathered and needs prep and paint (exterior). This is a maintenance issue and is for your information. I recommend prep and paint using a qualified contractor.



2.1 Item 1(Picture) Weathered



2.1 Item 2(Picture) Trim for garage door.

(2) The screen door is stretched or torn at rear entry door. I recommend repair or replace by a qualified person.



2.1 Item 3(Picture)



2.1 Item 4(Picture)



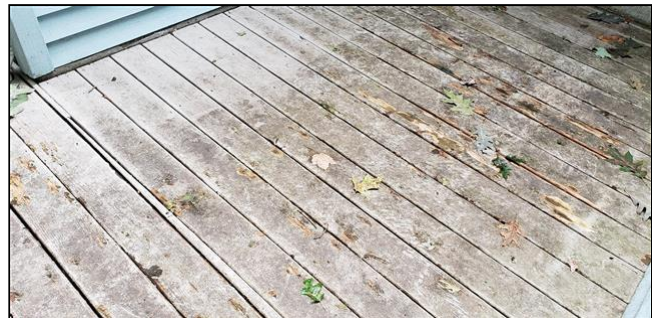




2.3    Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

(1) The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.



2.3 Item 1(Picture) Decking



2.3 Item 2(Picture) Decking

(2) The pickets on deck at the rear of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through A fall or injury could occur if not corrected. The maximum space between pickets should be four inches I recommend repair as needed.



2.3 Item 3(Picture) Over 4 inch's

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

Inspected, Repair or Replace

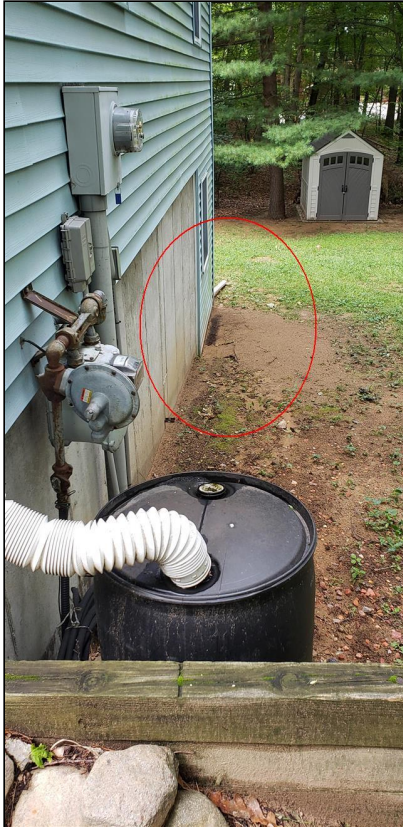
(1) There is a negative slope towards the right side (facing front). This area does not appear to drain water away from home and needs landscaping and drainage corrected.



2.4 Item 1(Picture) Erosion



2.4 Item 2(Picture) Negative slope



2.4 Item 3(Picture) Negative slope

(2) The concrete drive at the front of home has settlement cracks. . I recommend repair as desired.



2.4 Item 4(Picture) Settlement cracks





2.4 Item 5(Picture) Settlement cracks

(3) Gutters terminate underneath deck causing erosion. Recommend extending downspouts to a lower part of the yard.



2.4 Item 6(Picture) Gutter downspouts

### 3. Structural Components

#### 3.5 Roof Structure and Attic

##### Inspected, Repair or Replace

(1) Discovered what appears to be an "old" water stain resulting from a roof leak found around the ridge vent. The leak appears to be corrected. It is recommend to monitor after a heavy rain and repair if needed.



3.5 Item 1(Picture) Old water stains



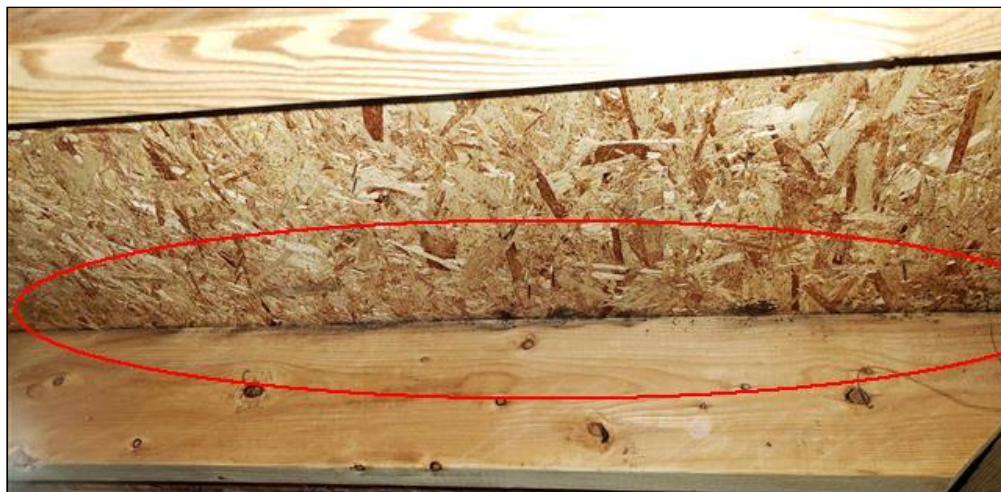
(2) The roof sheathing is "blackened" and has fungi growth indicating moisture intrusion in areas. Signs of fungi growth indicate that moisture is entering inside the attic.. The cause of moisture needs to be found and corrected.

Documentation of mold mitigation and warranty has been provided by a local mitigation company.

Additional ventilation and insulated ductpipe installed.

Recommend investigating method used to kill and stop fungal growth since it does not appear to be encapsulated.

(See attached documents at end of report)



3.5 Item 2(Picture) Fungi growth



3.5 Item 3(Picture) Fungi growth













4. Heating / Central Air Conditioning

4.0 Heating Equipment

Inspected, Repair or Replace

(1) 75,000 BTU Forced air Natural gas furnace is (19) years old. Date code =(01)

Average life expectancy of forced air furnace is 20 to 30 years,

Tested working at the time of inspection.



4.0 Item 1(Picture) Furnace

4.0 Item 2(Picture) Date code 01





4.0 Item 3(Picture) Burners

(2) The blower unit on air handler is unusually loud or noisy. This is a maintenance issue and should be repaired. A licensed HVAC contractor should service or repair unit.

#### **4.8 Cooling and Air Handler Equipment**

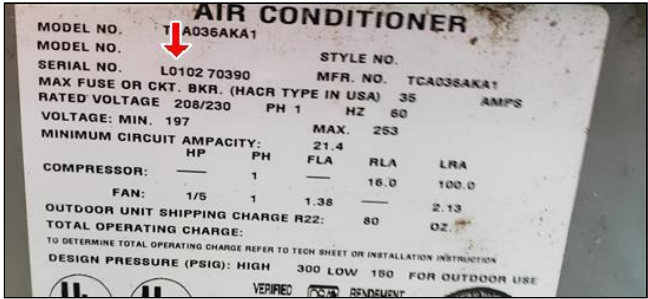
##### **Inspected, Repair or Replace**

(1) Air conditioning unit is (19) years old. Date code =(01)

Average life expectancy of an A/C unit is 12 to 22 years.

Tested- Working at the time of inspection.

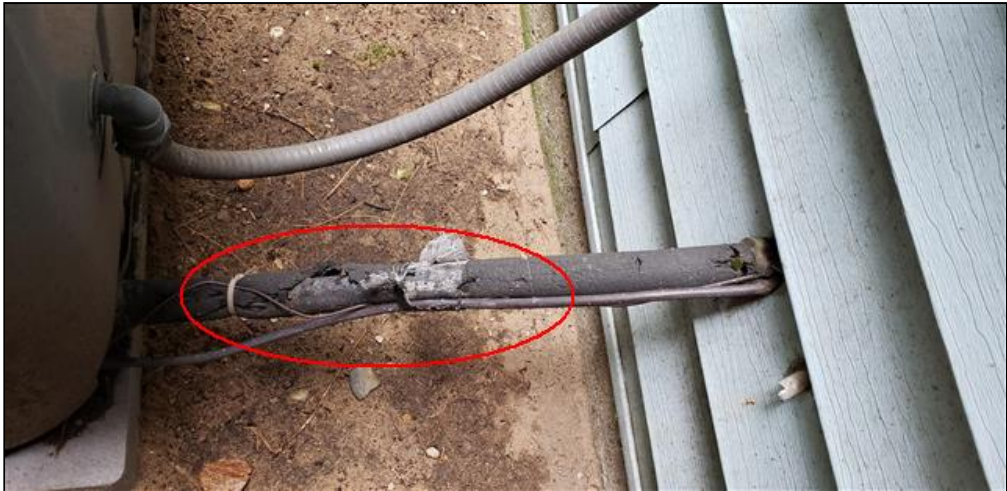




4.8 Item 2(Picture) Date code 01

4.8 Item 1(Picture) Air conditioner

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



4.8 Item 3(Picture) foam sleeve on suction line is missing foam

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

(1) The toilet is loose at floor at the main floor hall bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



5.0 Item 1(Picture) Loose toilet.

(2) The stop-valve is missing at the bathtub for main floor bath. . Recommend installing stopper..



5.0 Item 2(Picture) Tub stopper.

(3) Inspected.





5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

Water Heater is (21) years old. Date code =(99)

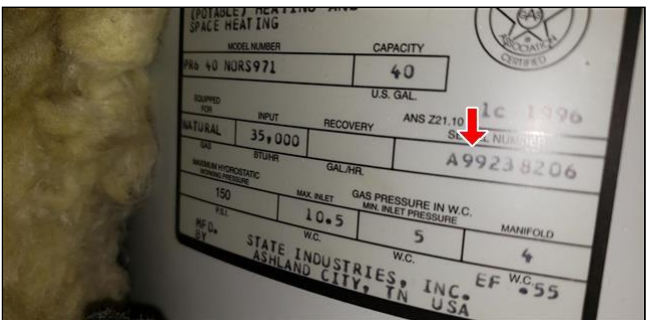
Average life expectancy of water heater is 8 to 12 years,

Working at the time of inspection.

Recommend budget for replacement.



5.2 Item 1(Picture) Water Heater



5.2 Item 2(Picture) Date code 99

6. Electrical System

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

Inspected, Repair or Replace

(1) One GFCI Breaker in the main panel was in tripped position. Once reset the trip to test button would not trip breaker.

Recommend further inspection and replacement of breaker by a licensed electrician.



6.1 Item 1(Picture) Failed breaker

(2) Inspected 100 AMP service.











6.1 Item 5(Picture) Main circuit breaker 100 AMP

## 6.9 Carbon Monoxide Detectors

### Inspected

Working at the time of inspection.



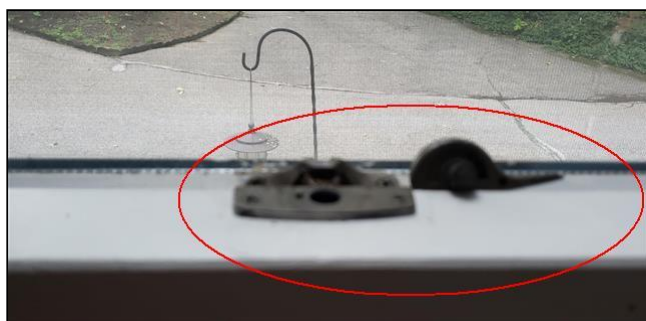
6.9 Item 1(Picture) Detector

## 8. Interiors

### 8.6 Windows (representative number)

#### Inspected, Repair or Replace

One window is damaged at handle or lock hardware at the Living Room. This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.



8.6 Item 1(Picture) Broken window lock

9. Garage

9.1    Garage Walls (including Firewall Separation)

Inspected, Repair or Replace

(1) The composition board on the wall is missing in areas at the garage. This is a small repair issue for your information. A qualified person should repair or replace as needed.



9.1 Item 1(Picture) Damaged wall board

(2) Firewall intact.



9.1 Item 2(Picture)



9.1 Item 3(Picture) Firewall.

9.5    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 front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet This is considered unsafe and needs correcting. I recommend a qualified garage door repairman correct as needed.



9.5 Item 1(Picture) Door operator.



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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kevin W. Yeager*

INVOICE

Brigade Home Inspection Services LLC.  
6843 Packer Dr. N.E.  
Belmont, MI, 49306  
616 916-1325  
Inspected By: Kevin W. Yeager

Inspection Date: 9/10/2020  
Report ID: 091020D

Customer Info:	Inspection Property:
Mrs. Julie Smith	5221 Samrick Rd. Belmont MI 49306
Customer's Real Estate Professional:	

Inspection Fee:			
Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	330.00	1	330.00
			Tax \$0.00
			Total Price \$330.00

Payment Method: Check  
Payment Status: Paid At Time Of Inspection  
Note: