



JLH Home Services, Inc.
 Blandford, Bloomfield Hills, MI 48302
 (248) 540-6055

Client: Mr. & Mrs. X
Property: ---

January 1st, 2000
 Contract No. 0001

The following is a list of areas/components generally checked by JLH Home Services, Inc., during an inspection. As part of the written report, this checklist is modified to reflect those items which did not apply to the subject property (indicated by *N/A*), which were inaccessible or where inspection was otherwise limited or prevented (indicated by *L* or *P*), and/or which were not requested by the Client for inclusion in the inspection (i.e., sprinkler system, swimming pool, radon testing -- indicated by *N/R*). A search for conditions such as water penetration and settling is conducted throughout the structure. With regard to mechanical components - age, size, condition and operation are examined, as applicable.

ROOF

Roofing Material
 Chimney
 Flashing
 Ventilation
 Valleys
 Skylights

- Diving Board
 - Slide

SPRINKLER SYSTEM N/A

Control Box
 Sprinkler Heads
 Water Shutoff Valves

Well N/A
 - Housing
 - Storage Tank
 - Pump/Motor
 Laundry Tub

HEATING & COOLING

Furnace
 Boiler N/A
 - Filter
 Oil Tank N/A
 Air Conditioning Unit
 - Freon
 Thermostat
 Humidifier
 - Humidistat
 Dehumidifier N/A
 Electronic Air Cleaner N/A
 Visible Ductwork
 Auxiliary Heating Units
 Registers (etc.)

APPLIANCES

Refrigerator
 Stove Top
 Jenn-air N/A
 Oven L
 Microwave L
 Dishwasher P
 Trash Compactor N/A
 Hot Water Dispenser N/A
 Disposal
 Washing Machine P
 Dryer
 Kitchen Exhaust Fan N/A

EXTERIOR

Siding Material
 Caulk/Mortar
 Trim
 Gutters
 Downspouts
 Splashpads
 Shutters N/A
 Soffits
 - Ventilation N/A
 Awning N/A
 Fencing N/A
 Gate N/A
 Driveway
 Walkway
 Porch
 Patio N/A
 Deck N/A
 Balcony N/A
 - Flooring
 - Steps
 - Railing N/A
 - Seating N/A
 - Visible Supports
 Barbecue Grill N/A

WINDOWS & DOORS

Panes/Frames
 Hardware
 Screens P
 Storms L
 Caulk/Weather-strip
 Doorbell
 Window Wells N/A
 Overhead Garage Door
 Automatic Door Opener
 - Transmitters P

ELECTRICAL SERVICE

Service Box P
 Visible Cable L
 Visible Wiring L
 Switches L
 Outlets L
 Fixtures L
 Bathroom Fan
 Heat Lamps N/A

INTERIOR

All Rooms Including:
 - Basement and Garage
 Flooring L
 Floor Covering L
 Walls/Coverings L
 Ceilings
 Closets
 Stairs/Railings
 Fireplace
 - Hearth
 - Damper
 - Screens
 - Doors
 - Flue
 - Heatilator N/A
 - Gas Log Unit N/A
 Kitchen & Bathrooms:
 - Cabinets
 - Countertops
 Bathrooms:
 - Mirrors
 - Towel Bars

BASEMENT L

Sump Pump N/A
 Drainage
 Joists/Piers L
 Visible Foundation Walls
 Ventilation N/A
 Vapor Barrier N/A
 Access Panel
 Visible Insulation

ATTICS L

Access Panel
 Ventilation
 Insulation L
 Joists L
 Roof Sheathing L
 Roof Boards L
 Trusses N/A
 Rafters L
 Attic Fan N/A

OTHER

Smoke Alarm
 Intercom System N/A
 Laundry Chute N/A
 Whole House Fan N/A

RADON TESTING *

POOL N/A

Finish
 Coping
 Mechanicals
 - Heater
 - Pump/Motor
 - Filter
 Accessories
 - Sweep
 - Cover
 - Ladder/Rails

PLUMBING

Visible Supply Lines
 Visible Drains
 Valves L/P
 Water Heater
 - Temperature
 Water Pressure
 Access Panel P
 Sinks
 Toilets
 Tub
 Showers
 Whirlpool N/A
 Faucets
 Sillcocks



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ROOF: The gable style roof was mounted for the examination. The roof has one layer of asphalt shingles. What appeared to be an ice shield was viewed beneath the shingles at the rear porch. The roofing is overall in satisfactory condition and shows normal wear for its age (approximately seven to eight years old, normal life expectancy is around 20 years). The surface of the shingles is worn in one small area above the porch entry (base of valley). This area may have experienced premature wear due to ice damming. The surface of the shingles in rear are discolored (mildewed) due to shade/moisture. Roof ventilation is adequate; consists of multiple 50 square inch roof vents in the front and rear crawl attics and a ridge vent servicing the main ridge attic. Brick chimney is in satisfactory condition; the flue has been screened off on top. Debris was found to be collecting behind the chimney (saddle), this area should be cleared of all debris to help prevent leakage. Roof penetrations at the plumbing vent stacks and skylights were found to be serviceable; although the skylights have not been properly step flashed, no evidence of past leakage was detected from the skylights at the time of the examination.

EXTERIOR: Brickwork is overall in satisfactory condition (minor cracking and blemishes); no significant cracking or movement was detected. Wood trim (fascias, rakes, overhangs and window frames) had been covered in aluminum in most areas and its visual appearance was good. Vinyl siding is in good condition. Aluminum gutters and downspouts are in satisfactory condition, the gutters are in need of cleaning out in most areas. Downspouts deposit to splashpads and directly to the grade; a few downspouts in rear deposit to the home's footing tile drainage system. Overall surface drainage in front was good, however, surface run-off in most other areas around the base of the home was found to be marginal to poor -- recommend fill dirt be added in areas around the home's perimeter to establish better drainage away from the base of the structure. Downspout to the right of the front entry is in need of an elbow and extension; drive side footing tile drain (containing downspout) should be sealed to prevent surface debris from entering and clogging the footing drain. Screened in porch: the screens and the storms are in acceptable condition; wood flooring is serviceable. Electric space heater was found to be functional. Concrete drive and rear walkways are serviceable; excessive cracking was viewed in areas of the drive and most notably the rear walkway. The concrete has been painted. Brick paver front walkway is in good condition.

WINDOWS & DOORS: Wood front entry door and storm door are operational and in good condition. Front doorbell is inoperable. Rear wood-glass entry door is aged but operational. Hollow-core wood interior entry and closet doors are overall in good condition and fair working order, a few of the main floor doors have been removed. Wood-framed single-pane double-hung windows (original equipment) were found to be in marginal to poor condition; a representative number were checked and only a few windows were found to be functional (back bedroom, kitchen drive side). The single-pane metal casement at the kitchen sink was also found to be inoperable. Self-storing storms in place at the time of the examination were found to be serviceable; most screens were missing from the self-storing units. Second-floor thermopane double-hung units are overall operational and overall in good condition (also difficult to operate due to excess paint).

ELECTRICAL SERVICE: Service feeder cable, weatherhead, and raceway are in good condition; the raceway is out of plumb (needs additional securing to building). General Electric 125-amp main breaker service panel is functional, however, the panel cover could not be removed due to drywall installed over the



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surface of the panel. The drywall needs to be trimmed back away from the main panel for it to be properly inspected (code violation). Individual circuits have been mostly identified in the panel directory. Switches, accessible outlets, fixtures and visible wiring are overall operational and in acceptable condition; although numerous outlets throughout the home have been updated the three-prong duplex, most were found to be ungrounded. Most of the outlets located in the second-floor bedroom have been wired in reverse, the polarity on these outlets should be corrected promptly. Ground fault circuit interrupters (GFCI) outlets located in the kitchen countertop area and first-floor bath were found to be inoperable, these safety devices are in need of a ground for them to operate as intended. The GFCI located in the second-floor bath is operational, a second outlet in this bath should also be ground fault protected. Recommend the garage electrical be ground-fault protected also. The overhead light in the garage cannot be utilized (the switch-operated fixture currently supplies 110V power to the opener). Recommend a separate outlet be installed to service the opener. Attempts to operate a few fixtures were unsuccessful (most likely burned-out bulbs). Lighting fixtures (2) installed on the exterior of the garage have not been wired to code (splices made in wiring without the use of junction boxes). 220V wiring viewed in basement ceiling (formally serviced an electric dryer), is no longer in use – recommend this wiring be removed.

PLUMBING: Water supply to the home has been identified as "municipal", the main line entering the basement is copper. Water meter is in good condition; shut-off valves are operational. Very little piping was visible due to the finished basement ceiling. Comments concerning the piping reflect the condition of that which was visible beneath sinks and in the unfinished areas of the basement. Copper (updated) water supply lines and cast iron and PVC drains are all functional and those visible were found to be in acceptable condition. No active leak sites were detected and water pressure throughout was good. Reliance 40-gallon gas Water Heater is aged but operational (the tank has reached the end of its normal life expectancy of around 10 years). Exterior sillcocks (2) are both frost-proof, both sillcocks were found to be operational. Sinks, faucets and plumbing fixtures are overall operational and in good condition. ISE Disposal is operational. Main sewer clean-out is located in the basement floor, the condition of the main sewer line could not be determined.

HEATING & COOLING SYSTEMS: Bryant 125,000 BTU input gas forced-air Furnace is aged (25 years old). Although the heating system has reached the end of its normal life expectancy, no carbon monoxide leakage was detected from the heat exchanger and the unit was operating properly at the time of the examination. The filter was clean (size - 16 x 24 x 1); disposable filters should be changed before each heating/cooling season. General 1042 water type Humidifier is operational; the water panel needs to be replaced (incorrect size). Damper control on the humidifier should be set on 'low' during the summer months for proper operation of the air conditioner (humidistat set at 40% damper set on high during winter operation). Lennox 2.5-ton central Air Conditioning unit is in satisfactory condition (1997/98); the unit was cooling properly at the time of the examination. The AC unit is equipped with Edison interruptible service. Airflow throughout the home was acceptable; airflow to the second floor was marginal to insufficient (vertical duct contained debris affecting airflow somewhat). The second floor has been fitted with a space air conditioner, which was found to be operational. Electric baseboard heating units located in the second floor bath, rear porch and basement were operational.

INTERIOR: Wood flooring throughout and carpeting (where visible) was overall in good condition. The second floor consists of a laminate flooring which was also found to be in good condition. Bath ceramic tile is in satisfactory condition; no significant cracking or movement was detected. Plaster and drywall ceilings and



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walls throughout were found to be in good condition (minor cracks and blemishes). Kitchen and bath cabinets are in good condition; doors and drawers are operational. Countertops are in good condition. Fireplace: tile hearth is in good condition; doors and screens are operational; flue control was operational and the fireplace was drafting properly at the time of the inspection. A 110V smoke alarm was viewed in the second-floor ceiling—recommend battery alarms be installed in the basement and main floor also upon possession.

APPLIANCES: Frigidaire Range: all five stove-top elements and oven bake/broil elements were operational; clock and light are operational; overall condition of the appliance is good; due to the amount of time needed, the accuracy of the thermostat and operation of the self-clean cycle could not be checked. Frigidaire microwave is in good condition; the short cycle was checked and found to be operational. The microwave is equipped with a recirculating-type hood fan and light. Frigidaire dishwasher is in good condition, the unit was in use at the time of the examination (appeared operational). Frigidaire side-by-side Refrigerator is in good condition; no frost build-up was noted and the unit was cooling properly at the time of the inspection. Ice/water dispenser is operational. The appliances appear to be approximately three years old. Whirlpool Washing Machine and gas Dryer are in satisfactory physical condition; the short cycle of the gas dryer was checked and found to be operational; due to the amount of time needed the operation of the washing machine could not be checked.

ATTIC: There is no access to the main ridge attic (cathedral ceiling). Comments concerning the attic areas reflect the condition of the front and rear crawl attics, which were entered for the examination. 2 x 6 common rafters 16 on centers and roof boards were in satisfactory condition and appeared sound. Ventilation of the crawl attics appeared adequate. Insulation in these crawl floors consists of a combination of the original rock wool and cellulose, totaling around 4 to 8 inches. The rear crawl attic has had an additional 4 to 5 inches of what appears to be some sort of upholstery padding (foam). The second-floor walls and rafter spaces traveling up to the main ridge have been insulated with approximately 3 inches of rolled fiberglass (R-13).

BASEMENT: Seventy-five percent of the basement has been finished off, restricting inspection of the block walls behind the finish work, concrete floor beneath the carpet, and wiring, ductwork, piping, supports, etc. above the drywall ceiling in this area. Finish work was found to be in good condition, no water penetration was detected at the time of the examination. A minor water stain was viewed in the northeast corner of the basement trim work (at floor/wall intersection). Check with seller regarding history of basement seepage. Block walls and concrete floor, where visible in unfinished areas, were found to be in satisfactory condition (no significant cracking or movement was detected). There is no sump pump, the home's footing tile drains are most likely connected to the sewer system. Steel I-beam, steel support posts, floor joists and bridging, where visible, were found to be in satisfactory condition and the structure appeared sound.

GARAGE: Gable-style roof contains two layers of shingles, the top layer of dimensional-style shingles appeared new or in good condition. A noticeable bump was viewed on the east side of the roof's surface (repair needed in this area). Vinyl siding and aluminum-covered trim was overall in good condition; the gutter is pulling away from the rafter on the east side (no fascia trim board). The gutters are in need of cleaning out. Concrete floor is in satisfactory condition. 2 x 4 stud walls, double top plates, 2 x 6 rafters, and plywood sheathing were found to be in satisfactory condition and the structure appeared sound. Two-car metal sectional overhead door and Craftsman automatic opener are operational, the garage door opener has not been fitted with a safety beam; the bottom door panel is dented. Transmitters were not available to be checked. The garage door has been fitted with an emergency keyed entry (not needed, as side entry door is accessible).



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SUMMARY: Overall, this home is in good condition. Significant concerns and considerations include:

- Attempts to remove the main electrical service panel cover were unsuccessful (excess drywall). The drywall needs to be trimmed for proper access (code violation).
- Although numerous outlets throughout the home have been upgraded to three-prong duplex, several were found to be ungrounded including the GFCI outlets located in the main bath and kitchen-countertop area. Several second floor outlets have also been wired in reverse. Recommend the GFCI outlets be properly grounded and the polarity of the second floor outlets corrected.
- Heating system and water heater were both found to be aged, both were operational at the time of the examination.
- Overall operation of the homes windows was poor, as most appear to have been painted shut.
- Radon canisters (2) were set the time of the examination. Client will be notified of the results on Monday afternoon, June 12th.