



# Inspection Report

Property Address:



Sound Home Inspections LLC

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Grand Rapids, MI 49544  
616-893-0337

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10 Heating / Central Air Conditioning

General Summary

Invoice

Agreement

## GENERAL INFO

Property Address

Date of Inspection

Report ID

7/31/2021

Customer(s)

Time of Inspection

Real Estate Agent

10:00AM

## INSPECTION DETAILS

Age Of Home:

Over 50 Years

Client Is Present:

Yes

Radon Test:

No

Water Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

## COMMENT KEY & DEFINITIONS

### 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.

## RESULTS AT A GLANCE

89

 ITEMS INSPECTED  
Total number in report.

24

 SUMMARY COMMENTS  
Total number in report.

61

 PHOTOS  
Total number in report.

## 1. ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

### DESCRIPTION

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.

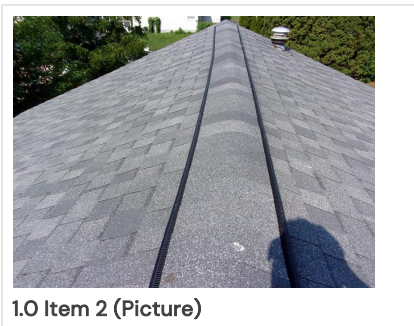
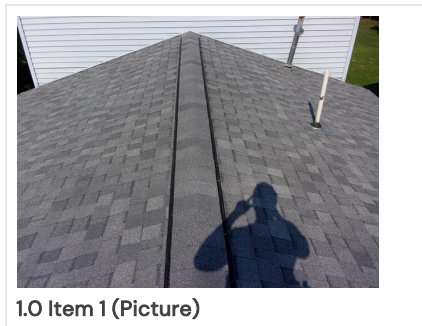
<b>Viewed roof covering from:</b> Walked roof	<b>Roof-Type:</b> Gable	<b>Roof Covering:</b> Architectural
<b>Chimney (exterior):</b> Metal Flue Pipe	<b>Sky Light(s):</b> None	<b>Roof Ventilation:</b> Gable vents Ridge vents Soffit Vents
<b>Method used to observe attic:</b> Inaccessible	<b>Roof Structure:</b> Not visible	<b>Ceiling Structure:</b> Not visible
<b>Attic info:</b> No access	<b>Attic Insulation:</b> Unknown	

ITEMS: ROOFING / CHIMNEYS / ROOF STRUCTURE AND ATTIC

1.0 ROOF COVERINGS

INSPECTED

Photos of the roof coverings. No signs of leaks. Item 1 (Picture) Item 2 (Picture)




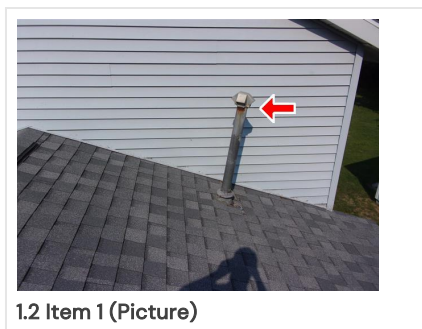
1.1 FLASHINGS

INSPECTED

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED, REPAIR OR REPLACE

 Photo of some type of chimney vent that is not plumb but does not appear to be operational or in use. Consider having contractor evaluate for any concerns. Item 1 (Picture)



1.3 ROOF VENTILATION

INSPECTED

1.4 ROOF DRAINAGE SYSTEMS (GUTTERS AND DOWNSPOUTS)

NOT PRESENT

Consider roof drainage (gutters) around the entire house to manage water away from the foundation.

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### 1.5 ROOF STRUCTURE AND ATTIC (REPORT LEAK SIGNS OR CONDENSATION)

INSPECTED, REPAIR OR REPLACE

No attic accesses were found at the time of inspection.

Photo of the roof ridge that is sagging. Consider having roofing contractor evaluate for any concerns and repair/replace if necessary.  
Item 1 (Picture)



1.5 Item 1 (Picture)

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### 1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

NOT INSPECTED

No attic access.

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### 1.7 INSULATION IN ATTIC

NOT INSPECTED

No attic access.

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### 1.8 VISIBLE ELECTRIC WIRING IN ATTIC

NOT INSPECTED

No attic access.

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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

### DESCRIPTION

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.

### STYLES & MATERIALS: EXTERIOR

**Siding Style:**

Lap  
RB&B (Reverse board and batten)

**Appurtenance:**

Deck with steps  
Porch

**Siding Material:**

Wood  
Vinyl

**Driveway:**

Dirt

**Exterior Entry Doors:**

Steel

### ITEMS: EXTERIOR

#### 2.0 WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

Photos of gaps in siding/trim, damaged siding, and missing siding on the garage. Consider caulking/sealing any gaps, repairing any damaged siding or open holes and having contractor provide estimate for adding missing siding. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture) Item 4 (Picture) Item 5 (Picture)



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)

#### 2.1 DOORS (EXTERIOR)

INSPECTED

#### 2.2 WINDOWS

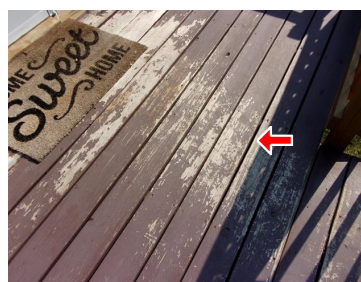
### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

INSPECTED, REPAIR OR REPLACE

Photo of the front porch that is missing a proper hand rail. Item 1 (Picture)



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

Photo of chipping/peeling paint on the deck. Consider painting/staining any exposed wood on the deck to prevent water penetration and further damage. Item 2 (Picture)

### 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

Keep vegetation trimmed away from the house to prevent moisture damage. Item 1 (Picture)



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

Photo of the grading of the yard that is sloping toward the house. Consider repairing the grading to slope away from the house or adding a french drain to manage water away from the house and to help prevent accumulation of water against the foundation and into the crawlspace. Item 2 (Picture)

### 2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED, REPAIR OR REPLACE

Photos of peeling paint and damaged wood on the fascia and soffit of the garage. Consider painting any exposed wood and repairing any damaged soffit/fascia to prevent water penetration and further damage. Item 1 (Picture) Item 2 (Picture)



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)

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## 2.6 PLUMBING WATER FAUCETS (HOSE BIBS)

INSPECTED

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## 2.7 OUTLETS (EXTERIOR)

INSPECTED

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*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

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### STYLES & MATERIALS: GARAGE

**Garage Door Type:**

One manual

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

N/A

### ITEMS: GARAGE

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#### 3.0 GARAGE CEILINGS

 INSPECTED

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#### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

 INSPECTED

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#### 3.2 GARAGE FLOOR

 INSPECTED, REPAIR OR REPLACE


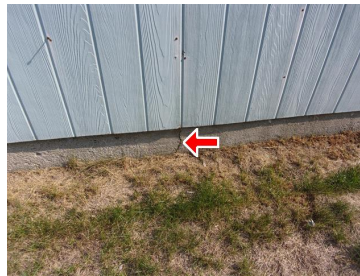
 Photo of cracks in the garage floor as evidence of settling. Consider filling any cracks to prevent water penetration and further damage. Item 1 (Picture)

Photo of a crack in the garage foundation as evidence of shifting/settling. Consider filling any cracks and monitor for further movement. Item 2 (Picture)

Photo of what appears to be some type of rodent activity above the joists in the garage. Item 3 (Picture)



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)

#### 3.3 GARAGE DOOR (S)

 INSPECTED

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#### 3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

 NOT PRESENT

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#### 3.5 GARAGE DOOR OPERATORS (REPORT WHETHER OR NOT DOORS WILL REVERSE WHEN MET WITH RESISTANCE)

 NOT PRESENT

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## 4. KITCHEN COMPONENTS AND APPLIANCES

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### DESCRIPTION

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.

### STYLES & MATERIALS: KITCHEN COMPONENTS AND APPLIANCES

**Dishwasher Brand:**

NONE

**Disposer Brand:**

NONE

**Exhaust/Range hood:**

NONE

**Range/Oven:**

FRIGIDAIRE

**Built in Microwave:**

NONE

**Trash Compactors:**

NONE

**Cabinetry:**

Wood

**Countertop:**

Laminate

**Clothes Dryer Vent Material:**

Flexible Vinyl

**Dryer Power Source:**

Gas Connection

### ITEMS: KITCHEN COMPONENTS AND APPLIANCES

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#### 4.0 CEILINGS

 INSPECTED

#### 4.1 WALLS

 INSPECTED

#### 4.2 FLOORS

 INSPECTED

#### 4.3 PANTRY/CLOSET DOORS

 INSPECTED

#### 4.4 WINDOWS


 INSPECTED

#### 4.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

 INSPECTED

#### 4.6 PLUMBING DRAIN AND VENT SYSTEMS

 INSPECTED, REPAIR OR REPLACE

 Photo of the kitchen sink drain that has an improper S-trap. Consider having plumbing contractor install a P-trap to prevent sewer gases from entering the home. Item 1 (Picture)



4.6 Item 1 (Picture)

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#### 4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

INSPECTED

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#### 4.8 OUTLETS WALL SWITCHES AND FIXTURES

INSPECTED, REPAIR OR REPLACE

Photo of the dryer that is improperly plugged into a power strip. Have dryer directly connected to outlet to prevent overheating of the power strip. Item 1 (Picture)



4.8 Item 1 (Picture)

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#### 4.9 DISHWASHER

NOT PRESENT

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#### 4.10 RANGES/OVENS/COOKTOPS

INSPECTED

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#### 4.11 RANGE HOOD

NOT PRESENT

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#### 4.12 TRASH COMPACTOR

NOT PRESENT

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#### 4.13 FOOD WASTE DISPOSER

NOT PRESENT

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#### 4.14 MICROWAVE COOKING EQUIPMENT

NOT PRESENT

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#### 4.15 CLOTHES DRYER VENT PIPING

INSPECTED

Consider having dryer vent cleaned before use and keep clean during use.

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*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.*

## 🏠 5. ROOMS

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### 📄 DESCRIPTION

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.

### 🔧 STYLES & MATERIALS: ROOMS

<b>Ceiling Materials:</b> Drywall	<b>Wall Material:</b> Drywall	<b>Floor Covering(s):</b> Laminated T&G Tile Vinyl
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Single-hung	<b>Window Manufacturer:</b> UNKNOWN

### 👁️ ITEMS: ROOMS

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#### 5.0 CEILINGS

📁 INSPECTED, REPAIR OR REPLACE

📌 Photo of cracked drywall in the upstairs hall ceiling. Consider patching any cracks. Item 1 (Picture)

Photo of an exposed/rusted nail/screw in the bathroom ceiling. Consider patching. Item 2 (Picture)



#### 5.1 WALLS

📁 INSPECTED

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#### 5.2 FLOORS

📁 INSPECTED, REPAIR OR REPLACE

📌 Photos of living room and dining room floors that slope toward the center division as evidence of settling/sagging. See Section 7.3 for more information. Item 1 (Picture) Item 2 (Picture)



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### 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED, REPAIR OR REPLACE

Photo of the upstairs railing mount that has loose screws. Item 1 (Picture)



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### 5.4 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Photos of the upstairs bedroom doors that are damaged. Item 1 (Picture) Item 2 (Picture)



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### 5.5 WINDOWS (REPRESENTATIVE NUMBER)

INSPECTED

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### 5.6 OUTLETS SWITCHES AND FIXTURES

INSPECTED

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*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.*

## 🏠 6. BATHROOM AND COMPONENTS

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### 🔧 STYLES & MATERIALS: BATHROOM AND COMPONENTS

#### Exhaust Fans:

None

### 👁️ ITEMS: BATHROOM AND COMPONENTS

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#### 6.0 COUNTERS AND CABINETS

📄 INSPECTED, REPAIR OR REPLACE

📷 Photo of the bathroom sink/counter that is not secured to the wall/cabinet properly. Item 1 (Picture)



6.0 Item 1 (Picture)

#### 6.1 DOORS (REPRESENTATIVE NUMBER)

📄 INSPECTED, REPAIR OR REPLACE

📷 Photo of the bathroom door frame that is loose and door rubs against the top of the frame as possible evidence of shifting of the wall/frame. Consider having contractor evaluate for any concerns and repair/replace as necessary. Item 1 (Picture)



6.1 Item 1 (Picture)

#### 6.2 WINDOWS

✅ INSPECTED

#### 6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

📄 INSPECTED, REPAIR OR REPLACE

📷 Photos of the bathroom sink and tub that are slow to drain. Item 1 (Picture) Item 2 (Picture)

Photo of the bathroom sink drain that has an improper S-trap. Consider having plumbing contractor install a P-trap to prevent sewer gases from entering the home. Item 3 (Picture)

Photo of damaged caulk around the tub. Consider sealing to prevent water penetration. Item 4 (Picture)



6.3 Item 1 (Picture)



6.3 Item 2 (Picture)



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)

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6.4 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

INSPECTED

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6.5 OUTLETS SWITCHES AND FIXTURES

INSPECTED

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6.6 EXHAUST FAN

NOT PRESENT

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## 7. STRUCTURAL COMPONENTS

### DESCRIPTION

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.

### STYLES & MATERIALS: STRUCTURAL COMPONENTS

<b>Foundation:</b> Masonry block	<b>Method used to observe Crawlspace:</b> Crawled From entry Limited access	<b>Floor Structure:</b> 2 X 6 Wood joists
<b>Wall Structure:</b> 2 X 4 Wood	<b>Columns or Piers:</b> Wood piers Masonry block	<b>Floor System Insulation:</b> NONE

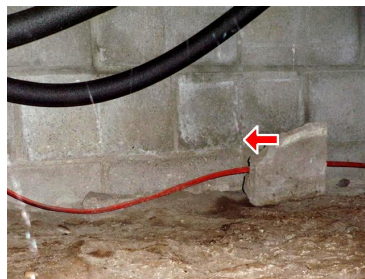
### ITEMS: STRUCTURAL COMPONENTS

#### 7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

INSPECTED, REPAIR OR REPLACE

Photos of efflorescence and what appears to be some type of mold/mildew-like substance in the crawlspace as evidence of moisture penetration. Consider cleaning. [Item 1 \(Picture\)](#) [Item 2 \(Picture\)](#) [Item 3 \(Picture\)](#)

Photos of cracks in the exterior foundation of the house. Consider filling any cracks to prevent water penetration and further damage. Monitor for further movement. [Item 4 \(Picture\)](#) [Item 5 \(Picture\)](#)



7.0 Item 1 (Picture)



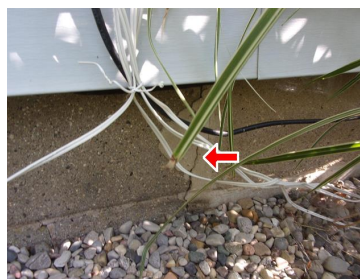
7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)



7.0 Item 5 (Picture)

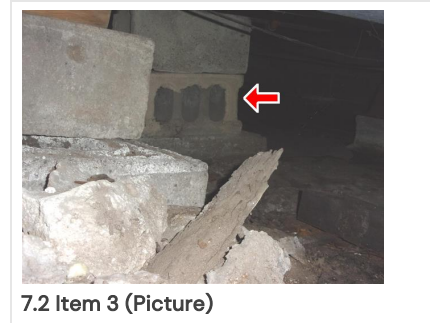
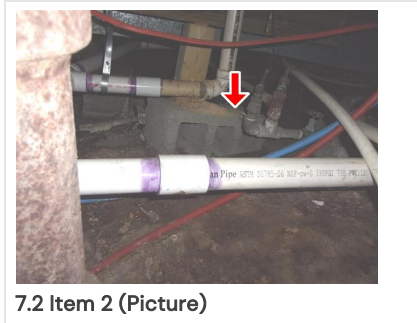
#### 7.1 WALLS (STRUCTURAL)

## 7.2 COLUMNS OR PIERS

☑ INSPECTED, REPAIR OR REPLACE

- 🏠 Photos of support blocks that are improperly positioned and sinking into the dirt in the crawlspace below the living room and dining room/kitchen area. Have basement contractor evaluate for any concerns and repair/replace as necessary to ensure the structural integrity of the floor and home above. Item 1 (Picture) Item 2 (Picture)

Photo of another support block in the crawlspace that is not properly positioned. Item 3 (Picture)

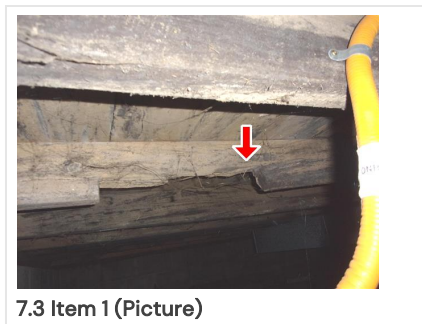


## 7.3 FLOORS (STRUCTURAL)

☑ INSPECTED, REPAIR OR REPLACE

- 🏠 Photo of a floor joist that has been improperly cut. Repair/replace as necessary to ensure the structural integrity of the floor above. Item 1 (Picture)

Photo of a support beam in the crawlspace that is sagging. Consider having contractor evaluate for any concerns. Item 2 (Picture)



## 7.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

## 7.5 INSULATION UNDER FLOOR SYSTEM

☑ NOT PRESENT

## 7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

☑ NOT PRESENT

## 7.7 VENTILATION OF FOUNDATION AREA (CRAWLSPACE OR BASEMENT)

☑ INSPECTED

*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.*

## 8. PLUMBING SYSTEM

### DESCRIPTION

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.

### STYLES & MATERIALS: PLUMBING SYSTEM

<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Pex Not visible
<b>Plumbing Water Distribution (inside home):</b> PEX	<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste Line:</b> PVC Cast iron
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Manufacturer:</b> RICHMOND Extra Info : Ser# RMO412236132 Mod# 6EM40-2

### ITEMS: PLUMBING SYSTEM

#### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

Photo of a waste line in the crawlspace that is not properly capped. Have plumbing contractor properly cap to prevent sewer gases from entering the crawlspace. Item 1 (Picture)



8.0 Item 1 (Picture)

#### 8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

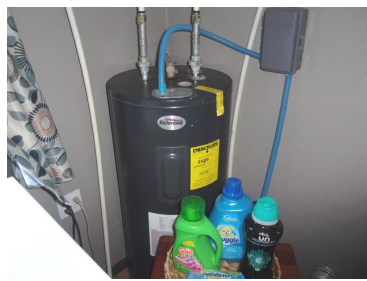
INSPECTED

#### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED, REPAIR OR REPLACE

Photo of the electric water heater located in the utility room. Manufactured in 2012. Item 1 (Picture)

The water heater is approaching the manufacturer's recommended life expectancy, budget to be replaced. Item 1 (Picture)



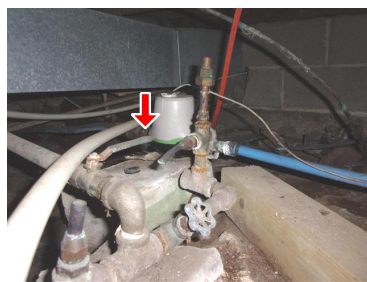
8.2 Item 1 (Picture)

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### 8.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED, REPAIR OR REPLACE

The main water shut-off is located in the crawlspace at the water meter. Arrow points to the shut-off valve. The valve is not in a readily accessible location. Consider having plumbing contractor locate a new valve in case of emergency. Item 1 (Picture)



8.3 Item 1 (Picture)

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### 8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

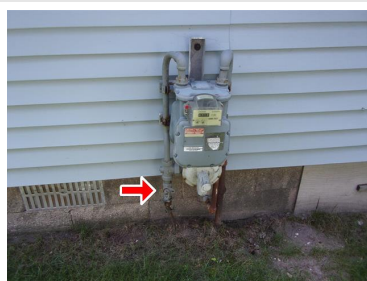
INSPECTED

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### 8.5 MAIN FUEL SHUT OFF (DESCRIBE LOCATION)

INSPECTED

The main fuel shut-off is located outside at the natural gas meter. Arrow points to the shut-off valve. Item 1 (Picture)



8.5 Item 1 (Picture)

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### 8.6 SUMP PUMP

NOT PRESENT

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### 8.7 LIFT STATION

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.*



## 9. ELECTRICAL SYSTEM

### DESCRIPTION

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.

### STYLES & MATERIALS: ELECTRICAL SYSTEM

<b>Electrical Service Conductors:</b> Overhead service Copper 220 volts	<b>Panel capacity:</b> 100 AMP	<b>Panel Type:</b> Fuses Circuit breakers
<b>Electric Panel Manufacturer:</b> CUTLER HAMMER	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex

### ITEMS: ELECTRICAL SYSTEM

#### 9.0 SERVICE ENTRANCE CONDUCTORS

INSPECTED

Photo of the overhead electrical service to the house. Item 1 (Picture)



9.0 Item 1 (Picture)

#### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

INSPECTED

#### 9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

INSPECTED

#### 9.3 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)

INSPECTED

#### 9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

INSPECTED

## 9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☑ INSPECTED

## 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

📁 INSPECTED, REPAIR OR REPLACE

📍 Photo of the main electrical distribution panel in the dining room. Item 1 (Picture)

Photo of moisture stains on the main service wires as evidence of water penetration in the past. Was dry at the time of inspection. Item 2 (Picture)

Photo of a wire in the main panel that appears to be too small for the breaker amperage. Have electrical contractor evaluate for any concerns and repair/replace if necessary. Item 3 (Picture)

Photo of the main electrical distribution fuse panel in the garage. Item 4 (Picture)

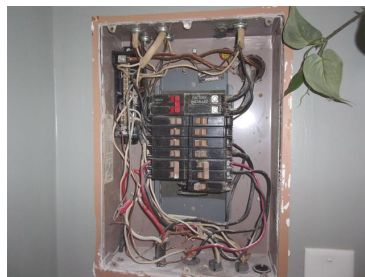
Photo of a neutral braided wire in the garage sub panel that is not fully secured under the screw. Item 5 (Picture)

Photo of wires in the garage sub panel that appear to be too small for the fuse amperages. Have electrical contractor evaluate for any concerns and repair/replace as necessary. Item 6 (Picture)

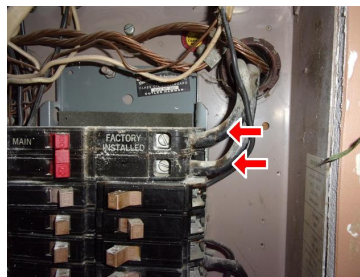
The fuse panel is of older construction. Consider having electrical contractor provide estimate for upgrading the panel.

Photo of the main panel in the house that is missing a cover screw. Item 7 (Picture)

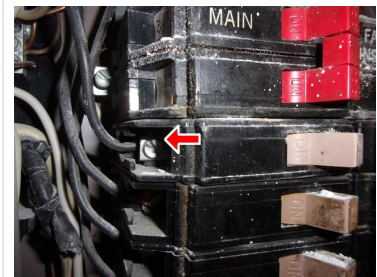
Photo of the garage sub panel cover screw that is not a proper blunt-end screw. Item 8 (Picture)



9.6 Item 1 (Picture)



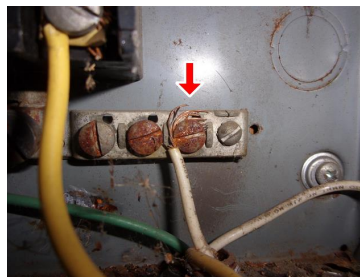
9.6 Item 2 (Picture)



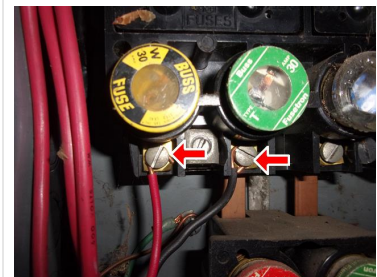
9.6 Item 3 (Picture)



9.6 Item 4 (Picture)



9.6 Item 5 (Picture)



9.6 Item 6 (Picture)





9.6 Item 7 (Picture)



9.6 Item 8 (Picture)

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### 9.7 SMOKE DETECTORS

☑ NOT INSPECTED

Smoke detectors have a life of ten years and need to be replaced and maintained according to manufacturer's recommendations.

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### 9.8 CARBON MONOXIDE DETECTORS

☑ NOT INSPECTED

Carbon monoxide detectors have a life of ten years and need to be replaced and maintained according to manufacturer's recommendations.

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*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.*

## 10. HEATING / CENTRAL AIR CONDITIONING

### DESCRIPTION

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.

### STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> TEMPSTAR Serial # : A141752308 Mod# F9MXEO60171AA1	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 16x20	<b>Types of Fireplaces:</b> None	<b>Operable Fireplaces:</b> None
<b>Number of Woodstoves:</b> None	<b>Central Air Manufacturer:</b> NONE	<b>Number of AC Only Units:</b> None

### ITEMS: HEATING / CENTRAL AIR CONDITIONING

#### 10.0 HEATING EQUIPMENT

INSPECTED

Photo of the furnace in the utility room. Manufactured in 2014. Arrows point to the natural gas shut-off valve and the service disconnect switch. Item 1 (Picture)



10.0 Item 1 (Picture)

#### 10.1 NORMAL OPERATING CONTROLS

INSPECTED

Photo of the thermostat in the dining room.

#### 10.2 AUTOMATIC SAFETY CONTROLS

INSPECTED

#### 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED, REPAIR OR REPLACE


 Photo of debris in heat registers. Consider having ducts professionally cleaned. Item 1 (Picture)

Photo of the furnace filter that is dirty and should be replaced before use. Check furnace filter monthly and replace as necessary. Item 2 (Picture)

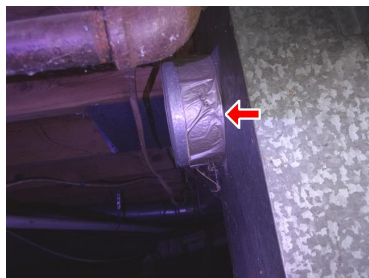
Photos of heating ductwork that has been improperly "duct" taped in the crawlspace. Repair/replace with proper HVAC foil tape to ensure a secure/sealed connection at the joints. Item 3 (Picture) Item 4 (Picture)



10.3 Item 1 (Picture)



10.3 Item 2 (Picture)



10.3 Item 3 (Picture)



10.3 Item 4 (Picture)

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10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

INSPECTED

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10.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

INSPECTED

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10.6 SOLID FUEL HEATING DEVICES (FIREPLACES, WOODSTOVE)

NOT PRESENT

---

10.7 GAS/LP FIRELOGS AND FIREPLACES

NOT PRESENT

---

10.8 COOLING AND AIR HANDLER EQUIPMENT

NOT PRESENT

---

#### 10.9 NORMAL OPERATING CONTROLS

NOT PRESENT

---

#### 10.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

NOT PRESENT

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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.*

# GENERAL SUMMARY



Customer

Address

Sound Home Inspections LLC  
3214 Peach Ridge Ave NW  
Grand Rapids, MI 49544  
616-893-0337

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 / CHIMNEYS / ROOF STRUCTURE AND ATTIC

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

INSPECTED, REPAIR OR REPLACE

Photo of some type of chimney vent that is not plumb but does not appear to be operational or in use. Consider having contractor evaluate for any concerns. Item 1 (Picture)



1.2 Item 1 (Picture)

### 1.5 ROOF STRUCTURE AND ATTIC (REPORT LEAK SIGNS OR CONDENSATION)

INSPECTED, REPAIR OR REPLACE

No attic accesses were found at the time of inspection.

Photo of the roof ridge that is sagging. Consider having roofing contractor evaluate for any concerns and repair/replace if necessary. Item 1 (Picture)



1.5 Item 1 (Picture)

## 2. EXTERIOR

### 2.0 WALL CLADDING FLASHING AND TRIM

INSPECTED, REPAIR OR REPLACE

Photos of gaps in siding/trim, damaged siding, and missing siding on the garage. Consider caulking/sealing any gaps, repairing any damaged siding or open holes and having contractor provide estimate for adding missing siding. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture) Item 4 (Picture) Item 5 (Picture)



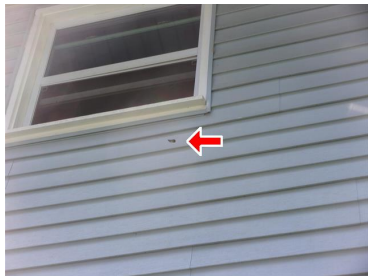
2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

INSPECTED, REPAIR OR REPLACE

Photo of the front porch that is missing a proper hand rail. Item 1 (Picture)

Photo of chipping/peeling paint on the deck. Consider painting/staining any exposed wood on the deck to prevent water penetration and further damage. Item 2 (Picture)



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)

## 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

Keep vegetation trimmed away from the house to prevent moisture damage. Item 1 (Picture)

Photo of the grading of the yard that is sloping toward the house. Consider repairing the grading to slope away from the house or adding a french drain to manage water away from the house and to help prevent accumulation of water against the foundation and into the crawlspace. Item 2 (Picture)



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

## 2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED, REPAIR OR REPLACE

Photos of peeling paint and damaged wood on the fascia and soffit of the garage. Consider painting any exposed wood and repairing any damaged soffit/fascia to prevent water penetration and further damage. Item 1 (Picture) Item 2 (Picture)



2.5 Item 1 (Picture)



2.5 Item 2 (Picture)

# 3. GARAGE

## 3.2 GARAGE FLOOR

INSPECTED, REPAIR OR REPLACE

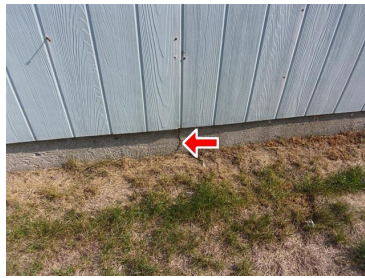
Photo of cracks in the garage floor as evidence of settling. Consider filling any cracks to prevent water penetration and further damage. Item 1 (Picture)

Photo of a crack in the garage foundation as evidence of shifting/settling. Consider filling any cracks and monitor for further movement. Item 2 (Picture)

Photo of what appears to be some type of rodent activity above the joists in the garage. Item 3 (Picture)



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)



3.2 Item 3 (Picture)

## 4. KITCHEN COMPONENTS AND APPLIANCES

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### 4.6 PLUMBING DRAIN AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

Photo of the kitchen sink drain that has an improper S-trap. Consider having plumbing contractor install a P-trap to prevent sewer gases from entering the home. Item 1 (Picture)



4.6 Item 1 (Picture)

### 4.8 OUTLETS WALL SWITCHES AND FIXTURES

INSPECTED, REPAIR OR REPLACE

Photo of the dryer that is improperly plugged into a power strip. Have dryer directly connected to outlet to prevent overheating of the power strip. Item 1 (Picture)



4.8 Item 1 (Picture)

## 5. ROOMS

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### 5.0 CEILINGS

INSPECTED, REPAIR OR REPLACE

Photo of cracked drywall in the upstairs hall ceiling. Consider patching any cracks. Item 1 (Picture)



Photo of an exposed/rusted nail/screw in the bathroom ceiling. Consider patching. Item 2 (Picture)



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

## 5.2 FLOORS

INSPECTED, REPAIR OR REPLACE

Photos of living room and dining room floors that slope toward the center division as evidence of settling/sagging. See Section 7.3 for more information. Item 1 (Picture) Item 2 (Picture)



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)

## 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED, REPAIR OR REPLACE

Photo of the upstairs railing mount that has loose screws. Item 1 (Picture)



5.3 Item 1 (Picture)

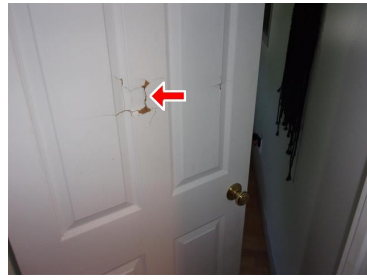
## 5.4 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Photos of the upstairs bedroom doors that are damaged. Item 1 (Picture) Item 2 (Picture)



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

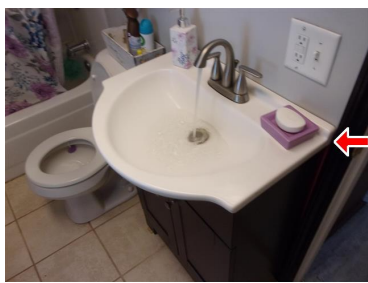
## 6. BATHROOM AND COMPONENTS

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### 6.0 COUNTERS AND CABINETS

INSPECTED, REPAIR OR REPLACE

Photo of the bathroom sink/counter that is not secured to the wall/cabinet properly. Item 1 (Picture)



6.0 Item 1 (Picture)

### 6.1 DOORS (REPRESENTATIVE NUMBER)

INSPECTED, REPAIR OR REPLACE

Photo of the bathroom door frame that is loose and door rubs against the top of the frame as possible evidence of shifting of the wall/frame. Consider having contractor evaluate for any concerns and repair/replace as necessary. Item 1 (Picture)



6.1 Item 1 (Picture)

### 6.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

Photos of the bathroom sink and tub that are slow to drain. Item 1 (Picture) Item 2 (Picture)

Photo of the bathroom sink drain that has an improper S-trap. Consider having plumbing contractor install a P-trap to prevent sewer gases from entering the home. Item 3 (Picture)

Photo of damaged caulk around the tub. Consider sealing to prevent water penetration. Item 4 (Picture)



6.3 Item 1 (Picture)



6.3 Item 2 (Picture)



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)

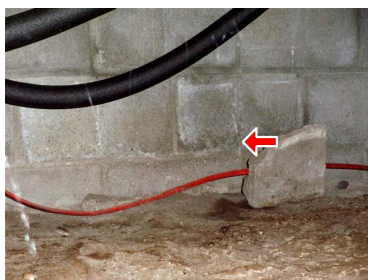
## 7. STRUCTURAL COMPONENTS

### 7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (REPORT SIGNS OF ABNORMAL OR HARMFUL WATER PENETRATION INTO THE BUILDING OR SIGNS OF ABNORMAL OR HARMFUL CONDENSATION ON BUILDING COMPONENTS.)

INSPECTED, REPAIR OR REPLACE

Photos of efflorescence and what appears to be some type of mold/mildew-like substance in the crawlspace as evidence of moisture penetration. Consider cleaning. Item 1 (Picture) Item 2 (Picture) Item 3 (Picture)

Photos of cracks in the exterior foundation of the house. Consider filling any cracks to prevent water penetration and further damage. Monitor for further movement. Item 4 (Picture) Item 5 (Picture)



7.0 Item 1 (Picture)



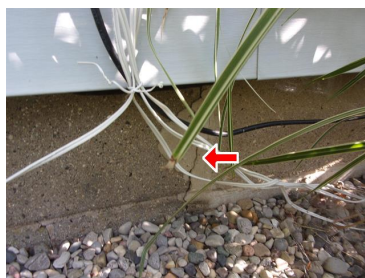
7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)



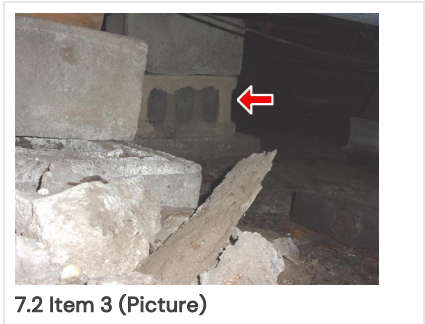
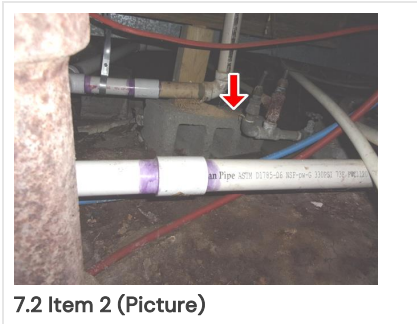
7.0 Item 5 (Picture)

### 7.2 COLUMNS OR PIERS

INSPECTED, REPAIR OR REPLACE

Photos of support blocks that are improperly positioned and sinking into the dirt in the crawlspace below the living room and dining room/kitchen area. Have basement contractor evaluate for any concerns and repair/replace as necessary to ensure the structural integrity of the floor and home above. Item 1 (Picture) Item 2 (Picture)

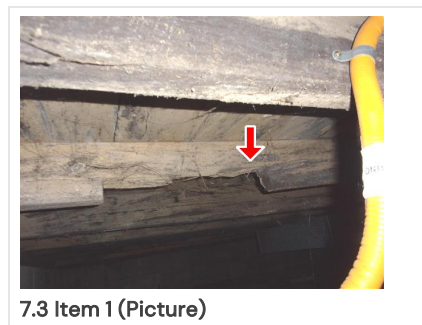
Photo of another support block in the crawlspace that is not properly positioned. Item 3 (Picture)



### 7.3 FLOORS (STRUCTURAL)

INSPECTED, REPAIR OR REPLACE

Photo of a floor joist that has been improperly cut. Repair/replace as necessary to ensure the structural integrity of the floor above. Item 1 (Picture)



## 8. PLUMBING SYSTEM

### 8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INSPECTED, REPAIR OR REPLACE

Photo of a waste line in the crawlspace that is not properly capped. Have plumbing contractor properly cap to prevent sewer gases from entering the crawlspace. Item 1 (Picture)



### 8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED, REPAIR OR REPLACE

Photo of the electric water heater located in the utility room. Manufactured in 2012. Item 1 (Picture)

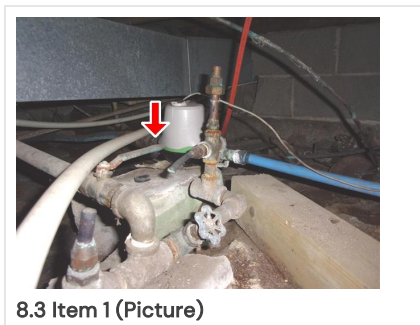
The water heater is approaching the manufacturer's recommended life expectancy, budget to be replaced. Item 1 (Picture)



### 8.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED, REPAIR OR REPLACE

The main water shut-off is located in the crawlspace at the water meter. Arrow points to the shut-off valve. The valve is not in a readily accessible location. Consider having plumbing contractor locate a new valve in case of emergency. Item 1 (Picture)



## 9. ELECTRICAL SYSTEM

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### 9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

INSPECTED, REPAIR OR REPLACE

Photo of the main electrical distribution panel in the dining room. Item 1 (Picture)

Photo of moisture stains on the main service wires as evidence of water penetration in the past. Was dry at the time of inspection. Item 2 (Picture)

Photo of a wire in the main panel that appears to be too small for the breaker amperage. Have electrical contractor evaluate for any concerns and repair/replace if necessary. Item 3 (Picture)

Photo of the main electrical distribution fuse panel in the garage. Item 4 (Picture)

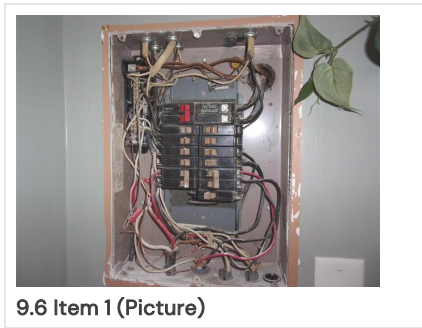
Photo of a neutral braided wire in the garage sub panel that is not fully secured under the screw. Item 5 (Picture)

Photo of wires in the garage sub panel that appear to be too small for the fuse amperages. Have electrical contractor evaluate for any concerns and repair/replace as necessary. Item 6 (Picture)

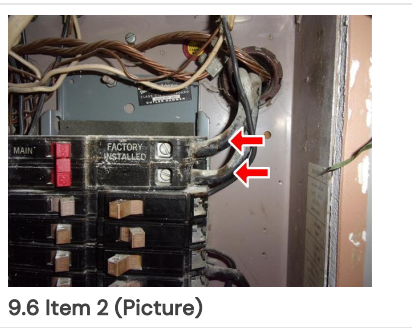
The fuse panel is of older construction. Consider having electrical contractor provide estimate for upgrading the panel.

Photo of the main panel in the house that is missing a cover screw. Item 7 (Picture)

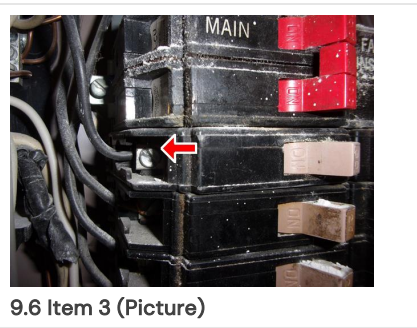
Photo of the garage sub panel cover screw that is not a proper blunt-end screw. Item 8 (Picture)



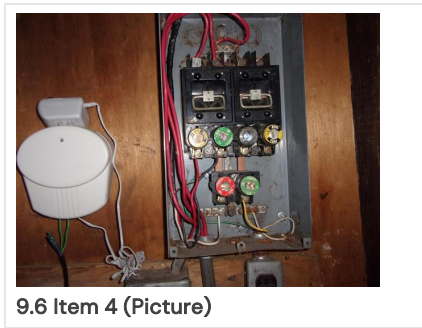
9.6 Item 1 (Picture)



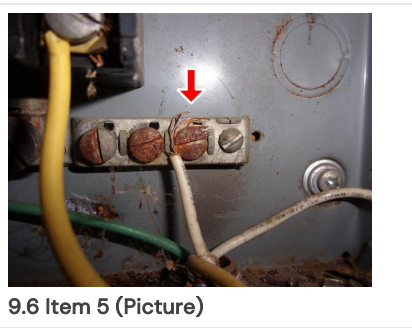
9.6 Item 2 (Picture)



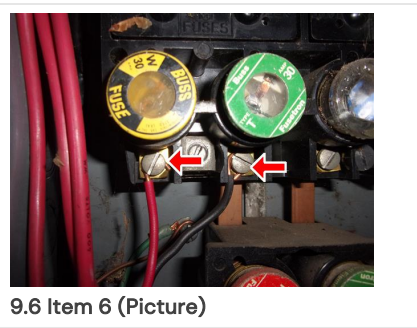
9.6 Item 3 (Picture)



9.6 Item 4 (Picture)



9.6 Item 5 (Picture)



9.6 Item 6 (Picture)



9.6 Item 7 (Picture)



9.6 Item 8 (Picture)

## 10. HEATING / CENTRAL AIR CONDITIONING

### 10.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

INSPECTED, REPAIR OR REPLACE

Photo of debris in heat registers. Consider having ducts professionally cleaned. Item 1 (Picture)

Photo of the furnace filter that is dirty and should be replaced before use. Check furnace filter monthly and replace as necessary. Item 2 (Picture)

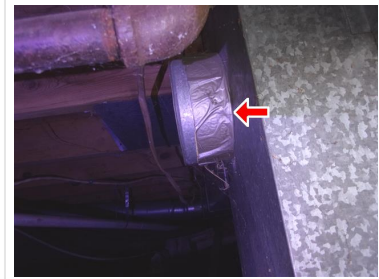
Photos of heating ductwork that has been improperly "duct" taped in the crawlspace. Repair/replace with proper HVAC foil tape to ensure a secure/sealed connection at the joints. Item 3 (Picture) Item 4 (Picture)



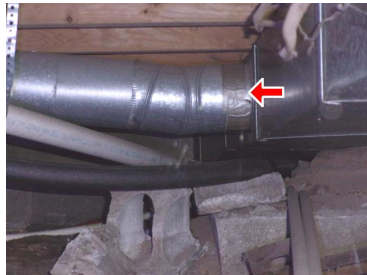
10.3 Item 1 (Picture)



10.3 Item 2 (Picture)



10.3 Item 3 (Picture)



10.3 Item 4 (Picture)

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*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 Cameron Bowman

INVOICE



Sound Home Inspections LLC  
3214 Peach Ridge Ave NW  
Grand Rapids, MI 49544  
616-893-0337  
Inspected By: Cameron Bowman

Inspection Date: 7/31/2021  
Report ID:

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,500	300.00	1	300.00
Weekend Rush Fee	50.00	1	50.00

Tax \$0.00  
Total Price \$350.00

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



SOUND HOME INSPECTIONS LLC  
3214 Peach Ridge Ave NW  
Grand Rapids, MI 49544

## HOME INSPECTION AGREEMENT

Customer:

Property Address:  
(the "Property")

This Home Inspection Agreement (the "Agreement") is entered into between Sound Home Inspections LLC, a limited liability company registered in the state of Michigan, and the Customer identified above, as of the date signed below or the date of the inspection, whichever is earlier.

1. The Customer hereby authorizes and contracts for Sound Home Inspections LLC to conduct an inspection of the Property identified above. Legal access to the entire Property will be provided to Sound Home Inspections LLC for the purposes of conducting a limited visual inspection in accordance with the terms and conditions of this Agreement.
2. The Customer's signature below acknowledges that they have read, understand, and accept the terms, conditions, and limitations as outlined in this Agreement, and the Scope, Purpose, Limitations, and Exclusions of this inspection. Any acceptance or use of the Inspection Report shall constitute acceptance of all of the terms and conditions as listed herein.
3. The Customer agrees to pay Sound Home Inspections LLC the fee specified below at the time of the inspection. Sound Home Inspections LLC reserves the right to not release its Inspection Report without payment in full.

THE TOTAL FEE FOR THIS INSPECTION IS: \$ 350.00

#### 4. Scope and Purpose / Deliverables / Limitations and Exclusions

4.1 The Scope of this inspection is limited to a visual examination of the safely and readily accessible portions of the structural, heating, cooling, plumbing, roofing, electrical and permanently attached kitchen appliance systems and components of the Property. The Purpose is to identify visible defects and/or conditions that, in the judgment of Inspector, adversely affect the function and/or integrity of the specific items and their intended purpose.

4.2 Following completion of the Inspection, Sound Home Inspections LLC will provide an Inspection Report to Customer as its exclusive deliverable under this Agreement. The Inspection Report and its contents are intended for the exclusive use of, and are the non-transferable property of Sound Home Inspections LLC and the Customer.

4.3 It is the responsibility of the Customer to make the Subject named property and its components accessible for this inspection. Sound Home Inspections LLC are not authorized to turn on gas mains or valves, water mains or valves, activate electrical power or pilot lights, nor move items in order to gain access to an area or component. Except for the removal of electrical service panels (where possible without damage to property), furnace and water heater inspection panels, inspectors will not remove panels, or disassemble any item for access to a component which is contained by fasteners that require tools for entry. Areas containing standing water or mud are considered inaccessible. Decisions relating to safety are as at the inspector's discretion, but they are specifically prohibited from climbing on roofs during high winds, roofs that are slippery or high pitched or entering areas in which potentially dangerous pets are contained. Inspectors are not required or expected to move or remove personal property from or at the subject named property in order to conduct the inspection. Only the visible and safely and readily accessible portions of the items and components specified in the Inspection Report shall be inspected. No other systems, items or appliances, are included in this inspection. The inspection

performed by Sound Home Inspections LLC is supplemental to any seller's disclosure statement and shall not be used as a substitute for such disclosure statements. Excluded is any inspection of any systems or items not included in the Inspection Report including but not limited to the following: any systems that are shut down or inactive, any information pertaining to manufacturers recalls of any component or "class action" litigation or settlements against contractors or manufactures, detached buildings or equipment unless specifically specified, the presence/damage caused by insects or other pests, low-voltage systems, pools, spas, hot tub systems, saunas, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, elevators, lifts, dumbwaiters, audio and video systems, central vacuum systems, fencing, automatic gates, landscaping, irrigations systems, playground equipment, active and passive solar systems, soils, security systems, smoke or fire detection or suppression systems, window and door screening, and any inspection or testing of any toxic or dangerous substances including asbestos, lead or gasses including radon (unless requested) and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in or which is excepted for the Inspection Report. The use of special instruments or testing devices, such as voltage or moisture meters, pressure gauges, gas detectors or similar equipment is not required and shall not be used for the Inspection. In addition, Inspector is not required to include information from any other source concerning previous property, geological, environmental, or hazardous waste conditions on any specific item of the property or the property in general. The inspection will not include any area that is not safely accessible at the discretion of Inspector. To the extent any of the aforementioned exclusions ARE addressed in the Inspection Report, the scope is limited to specifically that mentioned in the Inspection Report, and shall be deemed to be informational only, supplied as a courtesy to the Customer, and shall not be deemed to be an amendment to or waiver of the forgoing exclusions.

4.4 This inspection is not technically exhaustive. This is not an engineering inspection or analysis and no engineering tests will be made. No examination will be made to determine compliance with any governmental ordinance, regulation, or code, notwithstanding any possible reference in the Inspection Report; to determine compliance of any of the aforementioned areas, consult a code inspector. The Inspection Report is not to be considered an implied or express warranty or insurance on the subject inspected property or its components concerning future use, operability, habitability, or suitability. The sole purpose of the inspection is for the Customer to be informed of as many conditions as possible within the brief period of time allotted for the inspection and the limited access to the subject named property which is made available by the current owner. The Customer has no expectation of being notified of all conditions, and waives any claim to conditions which are not reported.

4.5 Sound Home Inspections LLC is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and/or otherwise not detectable for any reason during the inspection. If Sound Home Inspections LLC refers the Customer to a third party for evaluation of a condition, Sound Home Inspections LLC intends for the Customer to pursue this evaluation PRIOR TO CLOSING on the purchase of or taking or other action with respect to the subject named property.

5. The Customer acknowledges that Sound Home Inspections LLC warrants that its inspection services will be performed in accordance with the Scope and Purpose of this Agreement and the Inspection Report only. This is a limited and non-transferable warranty and is the only warranty that is given or made by Sound Home Inspections LLC and the Customer receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of Sound Home Inspections LLC for damages arising out of or in connection with the performance of the inspection and delivery and use of and reliance on the

Inspection Report. Sound Home Inspections LLC does not guarantee that the structure inspected will be free from faults or defects. The Customer waives any claim for consequential, indirect, exemplary, or incidental damages. The Customer expressly intends for Sound Home Inspections LLC to have no obligations or duty except as expressly set forth in this Agreement.

6. In the event of a breach or a failure of the foregoing warranty, misrepresentation or negligent inspection by Sound Home Inspections LLC (Excluding willful misconduct), the Customer agrees that the liability of Sound Home Inspections LLC, and for its agents, employees and Inspectors, for claims or damages, cost of defense and suit, attorney's fees or expenses and payments arising out of or in any way connected with errors or omissions in the inspection or the Inspection Report shall be limited to liquidated damages in an amount equal to all amounts paid for the Inspection to Sound Home Inspections LLC by the Customer.

The Customer acknowledges the liquidated damages are not intended as a penalty but are intended to: (1) reflect the fact that actual damages may be difficult and impractical to ascertain; (2) to allocate risk among Sound Home Inspections LLC and the Customer; and (3) to enable Sound Home Inspections LLC to perform the inspection at the stated inspection fee. In the event of the tender by Sound Home Inspections LLC of a refund of the inspection fee, such refund shall be full and final settlement of all present and future claims and causes of action and Sound Home Inspections LLC shall be thereupon generally and fully released.

7. Except as expressly provided herein, The Customer agrees to indemnify and hold Sound Home Inspections LLC and its Inspector(s) harmless (Including costs of defense and attorney's fees) from and against all liabilities, claims, causes of action, damages and actions, including Sound Home Inspections LLC breach of contract, misrepresentation and negligence, and including costs and attorneys fees related to or arising from the conduct of the inspection or the delivery of the Inspection Report which are the subject of this Agreement (excluding only willful misconduct).

8. The Customer hereby expressly waives and releases any claims and cause of action against the inspector personally, excluding solely willful misconduct, and agrees to look solely at Sound Home Inspections LLC for any and all liability related to the inspection including the negligence of the inspector. The Customer hereby agrees to indemnify the inspector personally for any and all causes of action, including costs of defense and attorneys' fees, related to or arising from any claim brought by the Customer against the inspector(s).

9. Sound Home Inspections LLC will not return to any property which it has previously inspected for the purpose of re-inspection to verify that any conditions documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed. Any such additional trips for re-inspection, or to perform or complete an inspection, for reasons beyond the control of Sound Home Inspections LLC, (e.g. inaccessibility of the items normal to the inspection, inactive utilities, or an inability to gain access to the Subject named property), will be performed at an additional fee plus an applicable trip charge.

10. In the event the Customer has a claim of a breach or failure of warranty, misrepresentation or negligent inspection of any component or item in the inspection, the Customer shall provide Sound Home Inspections LLC with three (3) working days to re-inspect the component or item before the Customer repairs or replaces the component or item. This right of re-inspection is to protect Sound Home Inspections LLC and the Customer from the business practices of some contractors who base their recommendations to repair or replace components on false or misleading information. If the Customer fails to allow Sound Home Inspections LLC to re-inspect, the Customer waives any claim against Sound Home Inspections LLC with respect to the component or item.

11. In the event any dispute, controversy, or claim ("dispute") arises regarding this Agreement or the contents of the Inspection Report it is agreed that all parties shall attempt, in good faith, to

settle such dispute between themselves. In the event such attempts fail to resolve such dispute, prior to filing any legal action by the Customer, the Customer shall submit to Sound Home Inspections LLC written notification of the dispute and the Customer intent to file a legal action, and Sound Home Inspections LLC shall have thirty (30) days to submit to binding and final arbitration under the Expedited Arbitration Rules of the American Arbitration Association. The parties shall appoint an arbitrator by mutual agreement who should have knowledge of the home inspection profession and industry with at least five years of home inspection experience and who will follow substantive rules of law. Any decision of the arbitrator appointed thereunder shall be final and binding and judgment of the award may be entered into any court of competent jurisdiction. No action, whether in contract or tort, shall be brought against Sound Home Inspections LLC in arbitration or a court of law beyond the earlier of six months following the date of the Inspection Report or 7 days after discovery by the Customer of the condition that forms the basis of the action. If a claim is made against Sound Home Inspections LLC for any alleged error omission or other act arising out of the performance of this inspection, whether in court or in arbitration, and if Customer fails to prove such claim, the Customer agrees to pay all costs and attorney's fees incurred by Sound Home Inspections LLC and its employees, agents, inspectors, directors, shareholders, successors and assigns.

12. This Inspection Report is not intended for use by anyone other than the Customer. No third party shall have any right arising from this Authorization and Agreement or the Inspection Report. In consideration of the furnishing of the Inspection Report, the Customer agrees to indemnify and hold harmless Sound Home Inspections LLC, its agents, employees, inspectors, directors, officers, shareholders, successors and assigns, for all costs, expenses, legal fees, awards, settlements, judgments, and any other payments of any kind whatsoever incurred and arising out of a lawsuit, cross-complaint, counter suit, arbitration, administrative proceeding, or any other legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was

damaged thereby. Customer's request that Sound Home Inspections LLC release copies of the Inspection Report shall be at the Customer's own risk with respect to the contents of this paragraph.

13. The presence of Customer has been requested during the inspection. In no event shall Buyer or Inspector be liable to each other for any claims or liabilities arising out of any and all health related matters, including, but not limited to COVID-19. If Customer is not present at the time of the inspection or for any other reason is unable to sign this Agreement at the time of inspection, acceptance of the Inspection Report shall constitute acceptance of the terms and conditions of the Contract as if signed by Customer.

14. This Agreement is the complete understanding of the two parties, and supersedes all prior oral or written discussions or understandings between the parties. Modifications to this Agreement may be made only by written amendments executed by both parties. This Agreement will be governed by the laws of the State of Michigan. If any provision of this Agreement is declared void, the remaining provisions of this Agreement shall otherwise be deemed by the parties to remain in full force and effect.

IN WITNESS WHEREOF the parties hereto have executed this Agreement:

CUSTOMER      SOUND HOME INSPECTIONS LLC

Signed: \_\_\_\_\_ Signed:

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Customer Name (Print): Inspector Name (Print): Cameron  
Bowman

Date: 7/31/2021