



AAbsolute Home Inspections

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disclaimer

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A NP NI M D

Limitation On Liability

Inspectors liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of inspectors principles,agents,and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and clients spouses,heirs,principals,assigns and anyone else who may otherwise claim through through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may ever arise from this inspection.

We do not go to municipalities and do permit research to find out when the property was constructed or when improvements were made.

This agreement is between the client and the inspection company.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate repair. The inspection will be performed in compliance with generally accepted standards of practice. The scope of the inspection is limited to the items listed within the report pages indicated as included.

OUTSIDE THE SCOPE OF THE INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls,floors,carpets,ceilings,furnishings,or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of inspection.

This is not a home warranty,guarantee,insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at clients expense.

ARBITRATION

Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceedings by legal code.

CONFIDENTIAL REPORT

The inspection report to be prepared for client is solely and exclusively for clients own information and may not be relied upon by any other person. Client may distribute copies of the inspection report to the seller and the real

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disclaimer (Continued)

estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this agreement or the inspection report. Client agrees to indemnify, defend, and hold inspector harmless from any third party claims arising out of clients unauthorized distribution of the inspection report.

ATTORNEY'S FEES

The prevailing party in any dispute arising out of this agreement, the inspection, or report shall be awarded all attorneys fees, arbitrator fees and other costs.

SEVERABILITY

Client and inspector agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES

Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property. as limited herein above. shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions. Clients or Client's agents. employees or independent contractors. will make no alterations. modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

Signature: *Not Present*

Inspection Date: 6-17-21

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Definitions

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General Information

Property Information

Property Address
City State Zip
Contact Name
Phone
Email

Client Information

Inspection Company

Inspector Name Brandon Sherman
Company Name Absolute Home Inspections
City Midland State Michigan Zip 48642
Phone 800-327-4855 or 989-423-6918
Email Absoluteinc@gmail.com
Amount Received 0

Conditions

Others Present None Property Occupied Vacant
Estimated Age unknown Entrance Faces North
Inspection Date 6-17-21
Start Time 1:00 End Time 3:20
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 76
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Detached
Water Source City How Verified Multiple Listing Service
Sewage Disposal City How Verified Multiple Listing Service

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Lots and Grounds

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A NP NI M D

1. Driveway: Concrete - cracked settled
2. Walks: Concrete,paver - cracked,trip hazard
3. Deck: wood - moisture damage peeling paint loose deck board
4. Grading: Flat
5. Fences: Chain link - over grown into tree

Exterior

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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A NP NI M D

main home Exterior Surface

1. Type: Vinyl siding - loose siding, damaged siding
2. Fascia: Aluminum - loose damaged
3. Soffits: Aluminum
4. Entry Doors: Metal - screen door rubs on soffit,is missing retract shock and the frame is loose, paint needed. door rubs on threshold,hard to open adjustment needed
5. Windows: vinyl - screen track damaged
6. Window Screens: Vinyl mesh - loose, hole in screen
7. Exterior Lighting: Surface mount
8. Hose Bibs: Rotary
9. Gas Meter: Exterior surface mount at side of home
10. Main Gas Valve: Located at gas meter

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Roof

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- | | | |
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Main Roof Surface

1. Method of Inspection: On roof
2. Material: Asphalt shingle - exposed fastener needs caulk.
3. Type: Gable
4. Approximate Age: 2 yrs old
5. Flashing: Aluminum
6. Plumbing Vents: Cast Iron
7. Electrical Mast: mast with tie back at pole

middle of roof Chimney

8. Chimney: Metal pipe
9. Flue/Flue Cap: Metal
10. Chimney Flashing: Metal

Garage/Carport

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Detached Garage

1. Type of Structure: Detached Car Spaces: 1
2. Garage Doors: Metal
3. Exterior Surface: Vinyl siding - siding damaged moisture damage peeling paint
4. Roof: Asphalt shingle - roof damage
5. Roof Structure: Rafter
6. Service Doors: Wood - moisture damage peeling paint kick plate damaged
7. Ceiling: Exposed framing
8. Walls: Exposed framing - studs missing

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Garage/Carport (Continued)

9. Floor/Foundation: Poured concrete - Floor settled, Cracked with displacement
10. Electrical: sub panel - Non-GFCI circuit

Electrical

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1. Service Size Amps: 150 Volts: 110-240 VAC
2. Service: Copper
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. Ground: Rod in ground
7. Smoke Detectors: Battery operated
8. Carbon Monoxide Detectors: not present - should be added for safety

kitchen Electric Panel

9. Manufacturer: Square D - Double taps present
10. Maximum Capacity: 150 amps
11. Main Breaker Size: 150 amps
12. Breakers: Copper
13. GFCI: At GFCI receptacles only

Structure

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1. Structure Type: Wood frame
2. Foundation: Block - common cracks , mortar joints need repair in multiple locations
3. Bearing Walls: Frame
4. Joists/Trusses: 2x8

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Structure (Continued)

5. Subfloor: Dimensional wood - possible microbial growth noted . recommend evaluation by licensed mold remediation specialist.

Attic

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Main Attic

1. Method of Inspection: From the attic access
2. Unable to Inspect: 50% - access to small
3. Roof Framing: Rafter
4. Sheathing: Dimensional wood
5. Ventilation: Gable and soffit vents
6. Insulation: Blown in, fiberglass - Recommend additional insulation be installed
7. Insulation Depth: 4 - Insufficient insulation present
8. Bathroom Fan Venting: Electric fan

Crawl Space

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Main Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 50% - access to small
3. Access: Wood door - wood rot. access small and partially blocked unable to gain full entry
4. Moisture Location: Under entire home
5. Ventilation: None - No ventilation present
6. Insulation: none found - no insulation present
7. Vapor Barrier: not present - No moisture or vapor barrier present

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Heating System

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Main Heating System

- Heating System Operation: Appears functional - loose transformer, cover seems to not fit, to small
- Manufacturer: thermo pride
- Model Number:
- Type: Forced air Capacity: 75000 btu
- Area Served: Whole building Approximate Age: 86
- Fuel Type: Natural gas
- Heat Exchanger: 3 Burner - rust present in heat exchanger
- Blower Fan/Filter: Direct drive with disposable filter
- Distribution: ducts and registers
- Flue Pipe: Single wall
- Thermostats: Individual
- Suspected Asbestos: No

Plumbing

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- Service Line: Copper
- Main Water Shutoff: under kitchen sink
- Water Lines: PVC, copper, galvanized - Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating
- Drain Pipes: PVC
- Vent Pipes: Cast iron
- Gas Service Lines: Cast iron

kitchen Water Heater

- Water Heater Operation: Functional at time of inspection
- Manufacturer: whirlpool
- Model Number:
- Type: Electric Capacity: 40 Gal.

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Plumbing (Continued)

11. Approximate Age: 99 Area Served: Whole building

12. TPRV and Drain Tube: Copper

Bathroom

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A NP NI M D

1st floor main Bathroom

- Ceiling: Paint
- Walls: paneling
- Floor: Linoleum - peeling up
- Doors: Solid wood - The door has moisture damage, Doors need trimming/adjustment
- Windows: vinyl - spring assist not operational glass fogged seal failure
- Electrical: 110 VAC GFCI
- Counter/Cabinet: Laminate and wood - linoleum loose
- Sink/Basin: Porcelain
- Faucets/Traps: chrome fixture/ pvc trap
- Tub/Surround: Porcelain tub and fiberglass surround - hole in wall at tub to fiberglass intersection
- Toilets: 1 1/2 Gallon Tank
- Ventilation: Electric ventilation fan and window

Kitchen

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1st Floor Kitchen

- Cooking Appliances: Whirlpool
- Refrigerator: roper
- Sink: Stainless Steel

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Kitchen (Continued)

4. Electrical: 110 VAC GFCI - gfci not responding to test.
5. Plumbing/Fixtures: Chrome
6. Counter Tops: Laminate
7. Cabinets: Laminate and wood - Water damage present under the counter, Surface laminate loose or peeling drawer face doesnt match
8. Ceiling: Paint - moist damage in closet
9. Walls: Paint and paneling - paneling loose on wall
10. Floor: Linoleum - loose
11. Windows: vinyl - screen damaged

Bedroom

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East Bedroom

1. Closet: Single
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Carpet
5. Doors: Hollow wood - Doors need trimming/adjustment
6. Windows: vinyl
7. Electrical: 110 VAC outlets and lighting circuits
8. Smoke Detector: non found
- smoke detector should be added for safety

west Bedroom

9. Closet: Single
10. Ceiling: Texture paint
11. Walls: Paint
12. Floor: Carpet
13. Doors: Hollow wood
14. Windows: vinyl - spring assist open not operational. window wont stay open on its own
15. Electrical: 110 VAC outlets and lighting circuits
16. HVAC Source: Heating system register
17. Smoke Detector: non found
- smoke detector should be added for safety

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Living Space

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Living Room Living Space

1. Ceiling: Texture paint
2. Walls: Paint
3. Floor: Carpet
4. Doors: steel - there is a hole under entry door
5. Windows: vinyl - frame broken, spring assist not operational
6. Electrical: 110 VAC outlets and lighting circuits
7. HVAC Source: Heating system register
8. Smoke Detector: Battery operated

Laundry Room/Area

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1st Floor Laundry Room/Area

1. Electrical: 110 VAC outlets and lighting circuits
2. Washer Hose Bib: Rotary
3. Washer and Dryer Electrical: 110-240 VAC
4. Dryer Vent: Metal flex
5. Dryer Gas Line: Cast iron
6. Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete - cracked settled



2. Walks: Concrete,paver - cracked,trip hazard



3. Deck: wood - moisture damage peeling paint loose deck board

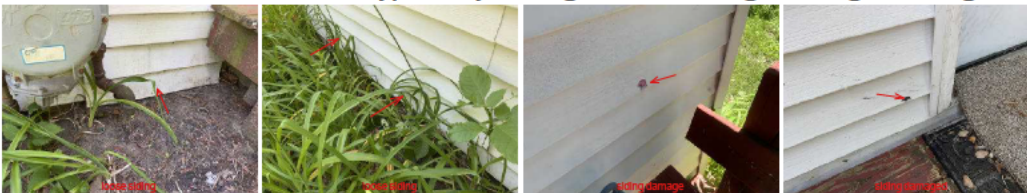


4. Fences: Chain link - over grown into tree



Exterior

5. main home Exterior Surface Type: Vinyl siding - loose siding, damaged siding



6. Fascia: Aluminum - loose damaged

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Exterior (Continued)

Fascia: (continued)



7. Entry Doors: Metal - screen door rubs on soffit, is missing retract shock and the frame is loose, paint needed. door rubs on threshold, hard to open adjustment needed



8. Windows: vinyl - screen track damaged



9. Window Screens: Vinyl mesh - loose, hole in screen



Roof

10. Main Roof Surface Material: Asphalt shingle - exposed fastener needs caulk.



Garage/Carport

11. Detached Garage Exterior Surface: Vinyl siding - siding damaged moisture damage peeling paint

Garage/Carport (Continued)

Exterior Surface: (continued)



12. Detached Garage Roof: Asphalt shingle - roof damage



13. Detached Garage Service Doors: Wood - moisture damage peeling paint kick plate damaged



14. Detached Garage Walls: Exposed framing - studs missing



15. Detached Garage Floor/Foundation: Poured concrete - Floor settled, Cracked with displacement



16. Detached Garage Electrical: sub panel - Non-GFCI circuit



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Marginal Summary (Continued)

Electrical

17. Carbon Monoxide Detectors: not present - should be added for safety
18. kitchen Electric Panel Manufacturer: Square D - Double taps present



Structure

19. Foundation: Block - common cracks , mortar joints need repair in multiple locations



20. Subfloor: Dimensional wood - possible microbial growth noted . recommend evaluation by licensed mold remediation specialist.



Attic

21. Main Attic Insulation: Blown in, fiberglass - Recommend additional insulation be installed
22. Main Attic Insulation Depth: 4 - Insufficient insulation present



Crawl Space

23. Main Crawl Space Access: Wood door - wood rot. access small and partially blocked unable to gain full entry



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Marginal Summary (Continued)

- 24. Main Crawl Space Ventilation: None - No ventilation present
- 25. Main Crawl Space Insulation: none found - no insulation present
- 26. Main Crawl Space Vapor Barrier: not present - No moisture or vapor barrier present



Heating System

- 27. Main Heating System Heating System Operation: Appears functional - loose transformer, cover seems to not fit, to small



- 28. Main Heating System Heat Exchanger: 3 Burner - rust present in heat exchanger



Plumbing

- 29. Water Lines: PVC,copper,galvanized - Galvanized supply piping corrodes from inside causing decreased flow-rates and will eventually require updating



Bathroom

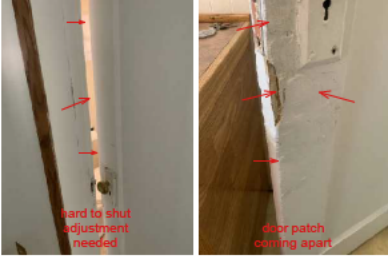
- 30. 1st floor main Bathroom Floor: Linoleum - peeling up



- 31. 1st floor main Bathroom Doors: Solid wood - The door has moisture damage, Doors need trimming/adjustment

Bathroom (Continued)

Doors: (continued)



32. 1st floor main Bathroom Windows: vinyl - spring assist not operational glass fogged seal failure



33. 1st floor main Bathroom Counter/Cabinet: Laminate and wood - linoleum loose



Kitchen

34. 1st Floor Kitchen Electrical: 110 VAC GFCI - gfci not responding to test.



35. 1st Floor Kitchen Cabinets: Laminate and wood - Water damage present under the counter, Surface laminate loose or peeling drawer face doesnt match



36. 1st Floor Kitchen Ceiling: Paint - moist damage in closet



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Marginal Summary (Continued)

37. 1st Floor Kitchen Walls: Paint and paneling - paneling loose on wall



38. 1st Floor Kitchen Floor: Linoleum - loose



39. 1st Floor Kitchen Windows: vinyl - screen damaged



Bedroom

40. East Bedroom Doors: Hollow wood - Doors need trimming/adjustment



41. East Bedroom Smoke Detector: non found

- smoke detector should be added for safety

42. west Bedroom Windows: vinyl - spring assist open not operational. window wont stay open on its own



43. west Bedroom Smoke Detector: non found

- smoke detector should be added for safety

Marginal Summary (Continued)

Living Space

44. Living Room Living Space Doors: steel - there is a hole under entry door



45. Living Room Living Space Windows: vinyl - frame broken, spring assist not operational



Defective Summary

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Bathroom

1. 1st floor main Bathroom Tub/Surround: Porcelain tub and fiberglass surround - hole in wall at tub to fiberglass intersection

