



# Thoreyon Enterprises LLC DBA National Property Inspections

Property Address, St Clair Shores, MI, 48082



Wednesday, April 20, 2022

**Inspector**

David Schilling, CPI

734-727-3662

david.schilling@npiinspect.com

Inspection Date:  
04/20/2022

Inspector: David Schilling, CPI  
Inspector Phone: 734-727-3662

Email: david.schilling@npiinspect.com



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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<b>Property Occupied :</b> Yes <b>Estimated Age Of Property :</b> 82            Year(s) <b>Property Faces :</b> <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West <b>Type of Property :</b> <input checked="" type="checkbox"/> Single-Family <b>Primary Construction :</b> <input checked="" type="checkbox"/> Block	<b>Temperature :</b> 44    F <b>Weather :</b> <input checked="" type="checkbox"/> Overcast <b>Soil Conditions :</b> <input checked="" type="checkbox"/> Damp/Wet <b>Persons Present :</b> <input checked="" type="checkbox"/> Seller
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### DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>DEF (DEFECTIVE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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## 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.

### 1 LIVING ROOM

Electrical (Random sampling of outlets, switches, fixtures.)

MARGINAL

Receptacles were improperly wired, with no ground.

### 2 FRONT BEDROOM

Electrical (Random sampling of outlets, switches, fixtures.)

MARGINAL

Receptacles were improperly wired, with no ground.

#### MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

#### DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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## GRADING / DRAINAGE

Monitor Condition

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Overall Drainage around property is acceptable with positive slope away from foundation. There is one area in the back of the house with a slight negative slope that should be monitored. It is noted in the photo below.



Grading / Drainage:



Grading / Drainage: Slight negative slope.



Grading / Drainage:



Grading / Drainage:

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Fences / Gates:



Fences / Gates:



Fences / Gates:

## ROOFING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 10-15 Year(s)

Design Life: 15-18 Year(s)

Layers: 1

Walked On

Asphalt / Composition

### Comments:

Roof covering was Architectural asphalt shingles. Life expectancy of Architectural asphalt shingles is 15-18 years. Some granular loss noted.

Leaks not always detectable.

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Roofing:



Roofing:



Roofing:

## FLASHING/VALLEYS

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All valleys and flashings that were readily visible at time of inspection were acceptable.

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## OVERHEAD GARAGE DOORS

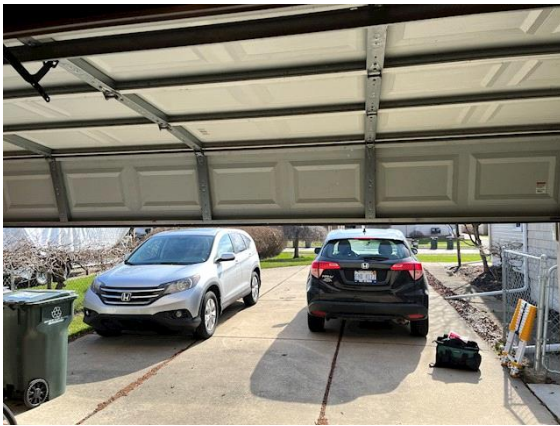
ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# of Openers: 1

Fiberglass

**Comments:**

The operation of the garage door, opener and all related safety devices appear to be satisfactory at time of inspection.



Overhead Garage Doors:



Overhead Garage Doors:

## Attic / Roof

**Method of Inspection**    Physical Entry

100 % Visible

## ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB    Trusses

**Comments:**

All the framing and sheathing that was visible from the attic was acceptable at time of inspection. Couple of spots may have been wet at one time. They were not wet at the time of the inspection. Noted in the photo below.

Leaks not always detectable.

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Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing: Possible moisture intrusion.

## ATTIC VENTILATION

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Gable

Ridge

Soffit

### Comments:

The attic was ventilated properly. No deficiencies were observed at time of inspection.

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## INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

All visible interior foundation walls appeared to be in acceptable condition with no apparent major defects (settlement, cracking, bowing, movement, or moisture issues) noted at time of inspection. General deterioration of construction materials only.



Interior Foundation:



Interior Foundation: Minor crack and deterioration.

## UNDER FLOOR FRAMING & SUPPORT

Limited Observation

		ACC	MAR	NI	NP	DEF
BEAMS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

All framing under the floor was acceptable at time of inspection.

Limitations: The subflooring and most of the floor joist surface located in the crawl space area were covered with batt type fiberglass insulation which prevented full visual access.

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Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:

## CRAWL SPACE

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

100% Visible

Physical Entry

Insulation Present

Sealed

### Comments:

The crawl space was entered through the access door. The crawl space was dry and has the required plastic vapor barrier installed. There were no plumbing leaks or signs of water intrusion coming in from the outer concrete block walls. The crawl space was in acceptable condition with no visual flaws or defects. Wood joists were checked for moisture using a moisture meter and the readings were 10%-15%. Could be moisture before crawlspace was sealed.

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Crawl Space:



Crawl Space:

## ELECTRICAL

### SERVICE SIZE (Main Panel)

Brand: SIEMENS                       Main Disconnect Location: Laundry room                       120 / 240 Volt (Nominal)

150 AMP

No Main Disconnect

	ACC	MAR	NI	NP	DEF
SERVICE <input checked="" type="checkbox"/> Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE <input checked="" type="checkbox"/> Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS <input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

No main disconnect. Access to Service panel hindered by washer/dryer.Receptacles and switches were tested on a random basis. Some outlets tested with an open ground condition. This may indicate three-prong, grounded outlets were installed over a two-wire, ungrounded circuit or that an outlet was wired incorrectly.

*\*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.*

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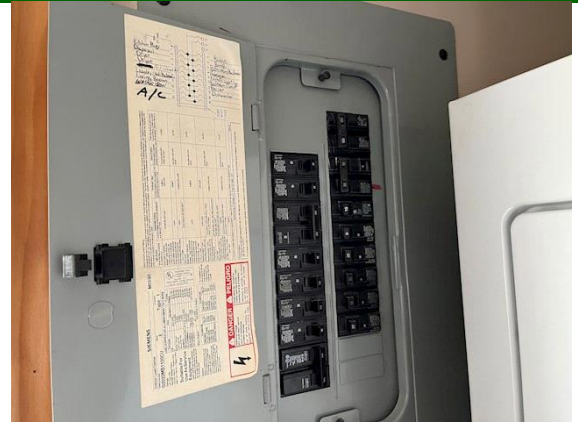


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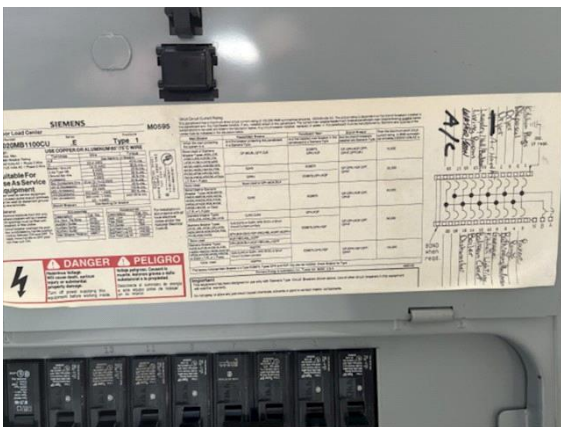
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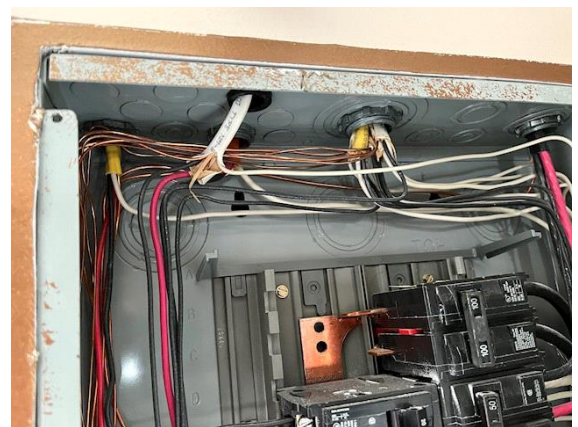
Electrical:



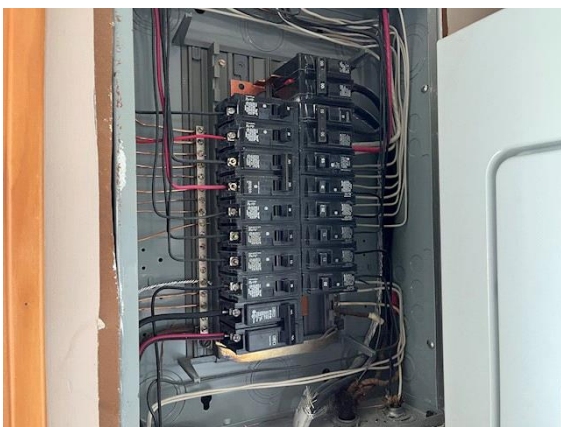
Electrical:



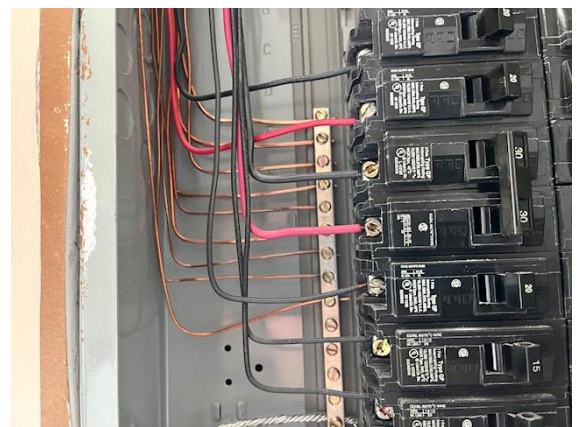
Electrical:



Electrical:



Electrical:



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## WATER HEATER

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Bradford White  
Design Life: 15-20 Year(s)

Model: MI40T6FBN  
SerialNo: KL28092347

Size: 40 Gallons

Age: 9 Year(s)

Gas

### Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.



Water Heater:



Water Heater:



Water Heater:



Water Heater:

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## HEATING DISTRIBUTION

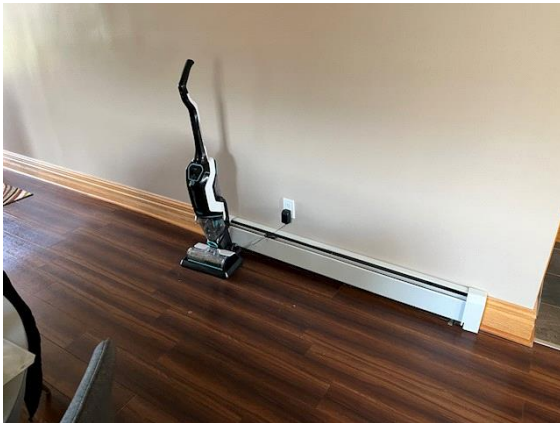
Baseboard

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Distribution was acceptable at time of inspection.

Thermostat appeared to operate as designed at time of inspection. Adequate air flow was present. Recommend bi-annual cleaning of furnace and ductwork in order to maintain proper operation and to extend life expectancy of heating unit. Regular filter changing/cleaning is required as a part proper maintenance.



Heating Distribution:



Heating Distribution:

## COOLING

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: ICP  
Design Life: 15-20 Year(s)

Model: EAM4X24L14A1  
SerialNo: X140855327

Size: 72000

Age: 8 Year(s)

Electric

Central Air

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**Comments:**

The air conditioning system responded to the controls and appeared to operate in a satisfactory manner. All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. Inspection of the air-conditioning system typically includes examination of the following: (1) Compressor housing exterior and mounting condition (2) Refrigerant line condition (3) Proper disconnect (line of sight) (4) Proper operation (outside temperature permitting).



Cooling:



Cooling:



Cooling:



Cooling:

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