

SUMMARY

6160 Wood St, Livonia, MI February 1, 2012

Report No. 2391, v.9

www.discoverhorizon.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Cracked](#)

The cracking noted on most shingles is a serious defect that shortens the life of the roof dramatically. Although no evidence of leakage was noted, replacement is recommended within the next two years.

Location: Throughout

Task: Replace

Heating

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for house

Task: Replace

Time: Unpredictable

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Task: Replace

Time: Unpredictable

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested ballpark costs and time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of the specialist.

[Home Improvement - ballpark costs](#)

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Descriptions

Sloped roofing material: • The roof material seems to be not typical.

Sloped roofing material:

• [Asphalt shingles](#)

Main roof



1. *Asphalt shingles*

• [Fiber cement shingles](#)

Flat roofing material: • [Modified bitumen](#)

Probability of leakage: • High

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • [Cracked](#)

The cracking noted on most shingles is a serious defect that shortens the life of the roof dramatically. Although no evidence of leakage was noted, replacement is recommended within the next two years.

Location: Throughout

Task: Replace

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS