

Inspection Report

Provided by:



Baker Inspections INC

Inspector: Ken Baker

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Property Address:

2869 Gladstone
Ann Arbor, MI



1 Report Information

Client Information

Client Name Elizabeth Gleckler
Email Address lizgleckler@yahoo.com productionline@msn.com
Present at Inspection Inspector

Property Information

Direction House Faces West

Inspection Information

Inspection Date August 9, 2019
Inspection Time 1 pm
Weather Conditions Fair
Outside Temperature 82 degrees
Price for Inspection \$350

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional 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 the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by

law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Grounds

Grading

Grading Slope

The site is slightly sloped.

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

AS



Sidewalk Material

3) Sidewalk Conditions

AS



3 Exterior

Front - Back Entrance

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Front Entrance Type Porch

4) Front Entrance S Uneven rise in steps to porch
Conditions



Back Entrance Type Deck

5) Back Entrance S Steps to deck need repair
Conditions



Exterior Walls

Structure Type Poured Concrete Walls and Wood Framing

Exterior Wall Covering Brick and vinyl siding

6) Exterior Wall AS Some loose brick veneer by garage
Conditions

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Exterior Windows - Doors

Window Type Casement

Window Material Vinyl

7) Window Conditions AS

8) Exterior Door Conditions AS

Chimney

9) Chimney Conditions AS



Landscaping

10) Landscaping Conditions R Dead and dying trees in yard, vegetation too close to house and roof

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4 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

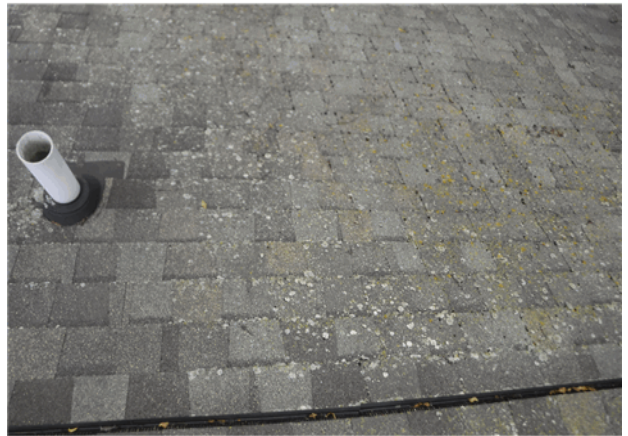
Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

11) Roof Covering Condition AS Some tree fungus on roof, need more sunlight on roof

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



12) Flashing Conditions

AS

13) Gutter & Downspout Conditions

R

Gutters need cleaning

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



14) Plumbing Vent

AS

Attic Area

Attic Access

Guest Bedroom

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.

15) Attic Conditions

AS

Attic Ventilation Type

Ridge Vents Soffit vents

Attic Insulation Type

Batt Insulation

16) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation. The approximate depth of the insulation is 6+/- inches. At some point additional insulation should be considered.



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5 Heating - Air

Heating

Heating Type

Forced Air

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Energy Source Natural Gas

Approximate BTU Rating 75,000

17) Unit Conditions R The heating system was operational at time of inspection. This is not an indication of future operation or condition.
Hole in combustion air intake pipe



Distribution Type Ductwork

Age of Unit 2002

Air Condition - Cooling

Type of Cooling System Central Air Conditioning

18) AC Unit Conditions AS The cooling system was operational at time of inspection. This is not an indication of future operation or condition.



Approximate Age of Unit 1993

6 Electrical

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Service Drop

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Amperage and Voltage 150/240

19) Electrical Service Cables and Meter AS



Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 150 amps.

Circuit Protection Type Breakers

20) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.

21) Electrical Panel Conditions R Mouse droppings in panel box

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7 Plumbing

Water Main Line

- Main Shutoff Location** The main valve is located at the basement.
- Main Line Material** The visible material of the main line / pipe appears to be copper.
- 22) Water Service Line Conditions** AS



Water Supply Lines

- Supply Line Material** The visible material used for the supply lines is copper.
- 23) Supply Line Conditions** AS

Drain - Waste Lines

- Drain Line Material** The visible portions of the waste lines are plastic.
- 24) Drain Line Conditions** AS

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Water Heater(s)

Water Heater Type Natural Gas

Water Heater Capacity 40 Gallon

Water Heater Age 2016

25) Water Heater
Conditions AS



8 Interiors

Walls - Ceilings - Floors

26) Wall Conditions AS



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



27) Ceiling Conditions

AS

28) Floor Conditions

AS

Dirty carpets

29) Heat Source Conditions

AS

Windows - Doors

30) Interior Window Conditions

R

Windows need repairs to close and latch



31) Interior Door Conditions

AS

Electrical Conditions

32) Electrical Conditions

AS

33) Lighting Conditions

AS

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34) Ceiling Fan
Conditions

AS

35) Smoke Detector
Conditions

AS

Fireplace

Fireplace materials

The fireplace is metal/pre-fabricated.

36) Fireplace
Conditions

AS

9 Kitchen

Appliances

37) Kitchen Conditions

R

Kitchen needs repairs and remodel from water leaks



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10 Bath(s)

Bathrooms

38) Master Bathroom
Conditions



Master bathroom faucet leaks, water damage to sink vanity



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**39) Main Bathroom
Conditions**

R

Main bathroom faucet leaks at handles



**40) Half Bath
Conditions**

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



11 Basement

Walls - Ceilings - Floors

41) Basement Stair
Conditions

AS

42) Wall Conditions

R

Leaks in basement walls



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



43) Ceiling Conditions

AS

Water damage and wood decay in kitchen area



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



44) Floor Conditions AS

45) Heat Source Conditions AS

Windows - Doors

46) Basement Window Conditions AS

47) Basement Door Conditions AS

Electrical Conditions

48) Electrical Conditions AS

49) Lighting Conditions AS

50) Sump Pump Conditions AS

Other Conditions

51) Other Conditions AS

12 Garage - Laundry

Walls - Ceilings - Floors

Garage Type The garage is attached to the house.

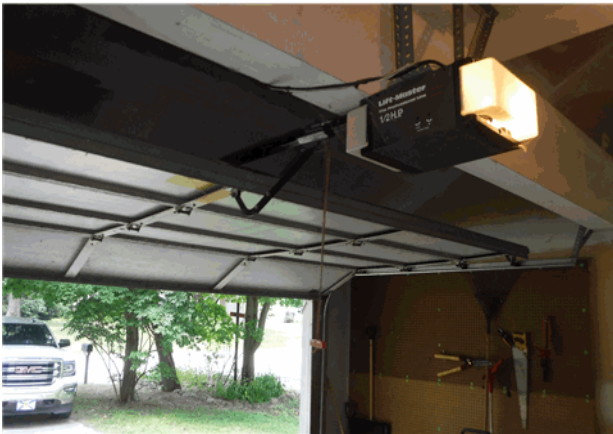
52) Garage Conditions R Sunken concrete at garage (trip hazard), worn weatherstrip on overhead door, broken jamb on back service door. Uneven rise on steps at garage service door

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**53) Overhead Door
Conditions**

AS 1993 door opener



Laundry Room

**54) Laundry Room
Conditions**

AS



13 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Exterior	4	Uneven rise in steps to porch
Exterior	5	Steps to deck need repair
Exterior	6	Some loose brick veneer by garage
Exterior	10	Dead and dying trees in yard, vegetation too close to house and roof
Roofing	11	Some tree fungus on roof, need more sunlight on roof
Roofing	13	Gutters need cleaning
Heating - Air	17	The heating system was operational at time of inspection. This is not an indication of future operation or condition. Hole in combustion air intake pipe
Electrical	21	Mouse droppings in panel box
Interiors	30	Windows need repairs to close and latch
Kitchen	37	Kitchen needs repairs and remodel from water leaks
Bath(s)	38	Master bathroom faucet leaks, water damage to sink vanity
Bath(s)	39	Main bathroom faucet leaks at handles
Basement	42	Leaks in basement walls
Garage - Laundry	52	Sunken concrete at garage (trip hazard), worn weatherstrip on overhead door, broken jamb on back service door. Uneven rise on steps at garage service door