Integrity Inspection Group, LLC

Inspection Report

Property Address:
1111
Brighton MI 48114

Integrity Inspection Group LLC

Patrick Nolan
1552 Barrington Pl.
Ann Arbor, MI, 48103
313.806.0085

Table of Contents

Date: Invalid DateTime	**Time:**	**Report ID:** 160101361
Property: 1111 Brighton MI 48114	**Customer:**	**Real Estate Professional:**

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.

Satisfactory (S) = The element was functional at the time of inspection. Element was in visible working condition/operating order and its condition was at least sufficient for its minimum required function.

Fair (F)= An element rated as FAIR requires, or has the probability of requiring, monitoring, replacement and or other remedial work now or in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other noted concerns. Such condition limitations /concerns mean element exhibited ware, deterioration, damage or other material defects, was at an advanced age, has at least a moderate potential of failure or has a limited service life.

Normal Maintenance (NM)= See definition above. Elements receiving this rating are elements that would normally be expected to be updated, replaced, repaired as a normal condition of owning a home.

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 Applicable (NA) = 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 and needs immediate repair, replacement or other remedial work, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Note: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the clients responsibility to perform a final inspection to determine house and element conditions at the time of closing. Obtain all repair/replacement costs prior to closing.

Style of Home:	**Age Of Home:**	**Status of Home:**
Single Family, Colonial	36 years +/-	Occupied
Weather:	**Temperature:**	**Present for Inspection:**
Cloudy	65-70	Client-Agent

Radon Test:
No

1. Roofing

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed below. Elements and areas concealed from view for any reason cannot be inspected.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.

Styles & Materials

Description:
Steep Slope

Method of Evaluating:
Partially walked due to design and/or weather limitations

Location:
Whole House

Material:
Dimensional/Architectural Asphalt Shingle
Rubber Membrane/EPDM

Estimated Age:
10 to 14 years

Design Life:
25-30 years
8-10 years (rolled)

Chimney/Vent:
Masonry/Stucco

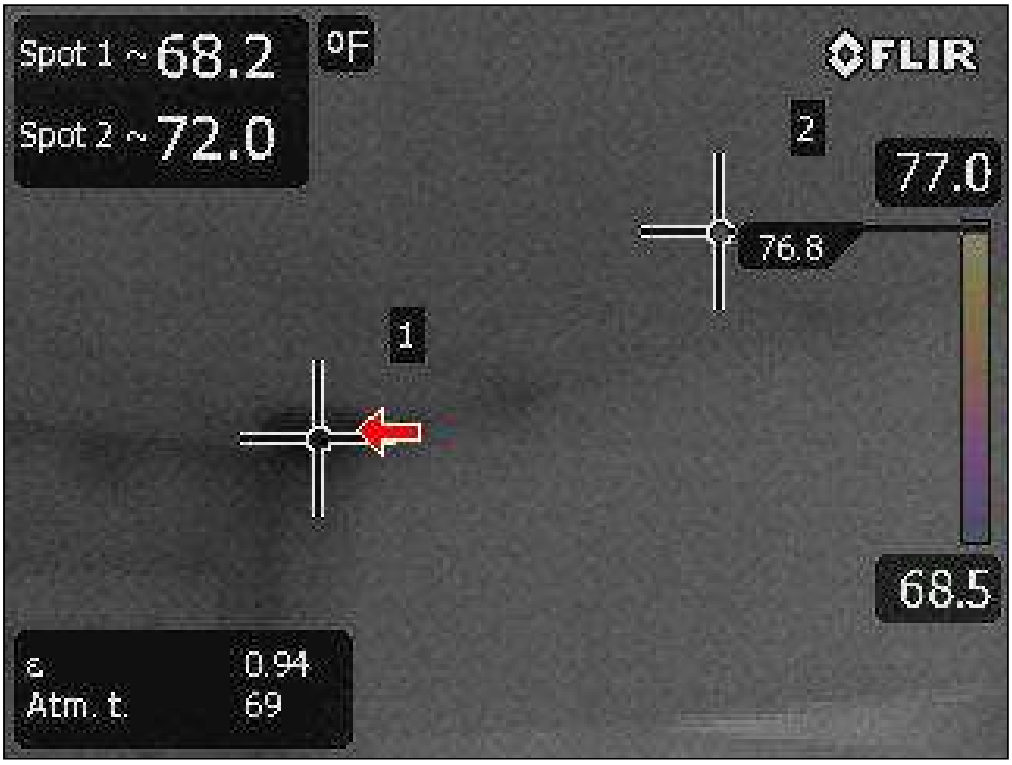
		S	F	RR	NI	NA
1.0	Roofing			•		
1.1	Chimneys, Vents			•		
1.2	Exposed Flashings	•				
1.3	Ventilation Covers	•				
1.4	Plumbing Stacks	•				
1.5	Gutters			•		
1.6	Downspouts, Roof Drains			•		

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

1.0 Item 1(Picture)

1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.0 Item 4(Picture)

1.0 Rolled rubber is holding water, at indicated location. Current condition has resulted into moisture entry at indicated area of ceiling below. This was observed with a thermal imaging camera and confirmed with a moisture meter. Recommend repair as needed

Shingles are in satisfactory condition.

Tree limbs that are in contact with roof or hanging near roof should be trimmed to protect/prolong life of shingle and prevent moisture intrusion under shingles.

Moss/lichen/algae growth observed. Microbial growth is a problem on roofs because it retains moisture and its root system will get under the roof shingles. Recommend cleaning roof to protect/prolong life of shingle and prevent against moisture intrusion.To get rid of the moss inspector increasing the pH level in the relative area(s). Since moss grows in a pH environment of 5.0 – 5.5 or 6.0, by changing the environment to a base level it will effectively kill the moss. Following is a list of some common household items that are bases. By mixing these products with water or by applying them directly they can kill moss in yards, off of roofs, siding, decks, or other unwanted areas; baking soda/powder, salt, ammonia, soap, bleach (do not mix ammonia and bleach).

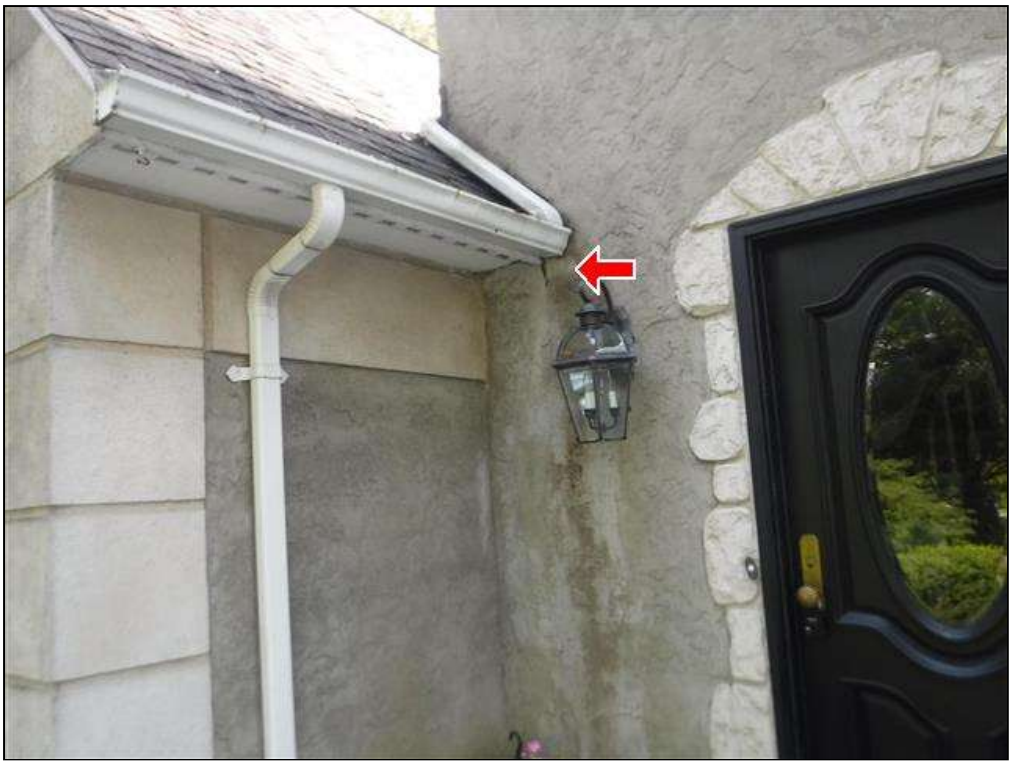
If there is staining to the roof as a result from the growth. A solution can be purchased at the local "Big Box" store to remove any staining.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.1 Severe deterioration to chimney masonry, at all chimneys. Recommend further evaluation by a qualified contractor to assess and determine cost of relative repairs.

1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Gutters appear to be leaking/overflowing at multiple areas. Recommend repair as needed for improved water control.

1.6 Item 1(Picture)

1.6 Item 2(Picture)

1.6 Item 3(Picture)

1.6 Item 4(Picture)

1.6 No/missing extensions. Recommend extending downspouts to drain water away from foundation.

Recommend reconfiguring discharge location of extension indicated. Current configuration is resulting/contributing to elevated moisture levels at the adjacent area in the garage.

Where gutters or downspouts discharge onto roof below, the lower roof in the path of the water will deteriorate rapidly. The relative shingles can be protected by extending the downspout along the lower roof to discharge directly into the lower roof gutter. Recommend extending downspout of upper roof system to discharge into lower gutter system to protect/prolong life of relative shingles.

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 Elements

The inspection of exterior elements is limited to readily visible and accessible elements as listed below. Elements and areas concealed from view for any reason cannot be inspected. The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; 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; operated all entryway doors and a representative number of windows; 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; 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

Siding:
Rock/Stone
Stucco

Entry Doors:
Wood

Porch (stoop)/Deck/Balcony:
Brick Pavers
Porch

		S	F	RR	NI	NA
2.0	Siding			•		
2.1	Eaves/Fascia/Soffits	•				
2.2	Entry Doors	•				
2.3	Porch	•				
2.4	Stairs/Stoops	•				
2.5	Deck(s)/Balcony					•
2.6	Railings		•			
2.7	Outside Faucets		•			

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

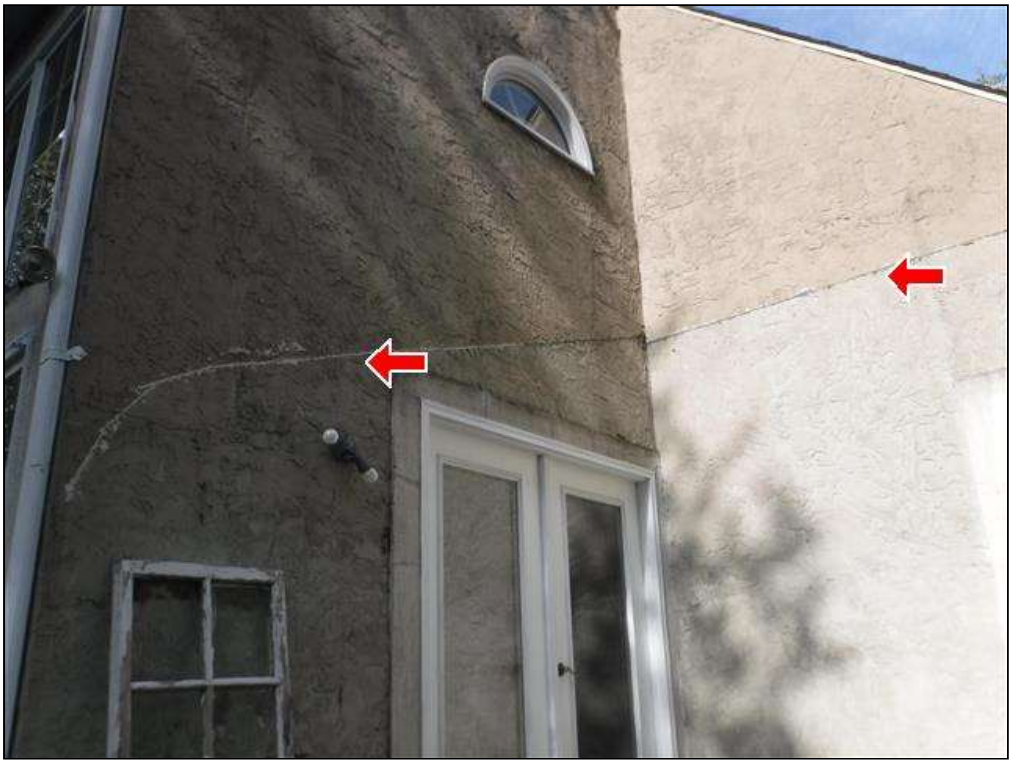
2.0 Item 1(Picture)

2.0 Item 2(Picture)

2.0 Item 3(Picture)

2.0 Item 4(Picture)

2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Rotted trim at indicated area resulting in elevated moisture levels to wall cavity. Recommend repair as needed.

Monitor and maintain seal to fissures of stucco as needed. Recommend trimming all vegetation away from contact with home.

2.6 Item 1(Picture)

2.6 Install a graspable hand rail to steps, as desired for improved safety.

2.7 Item 1(Picture)

2.7 Recommend securing/adhering hose bib to home to prevent stress to plumbing components.

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. Site Elements

The inspection of site elements is limited to readily visible and accessible elements as listed below. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the of the effects of, or potential for, earth movements such as earthquakes, landslides, or sinking, rising or shifting for any reason.** In addition, the standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, lawn irrigation systems, barbeques, sheds, detached structures, fencing, docks, seawalls, spas, or pools.

Styles & Materials

Walkway:

Brick/stone Pavers

Concrete

Driveway:

Asphalt

Patio(s):

Concrete

Patio Location:

Rear

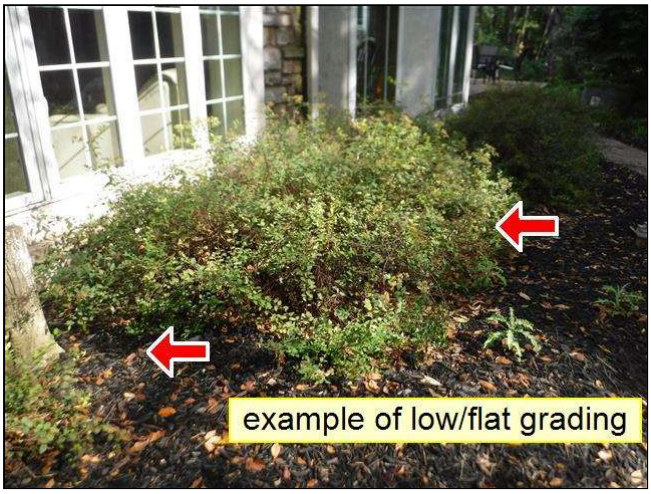
		S	F	RR	NI	NA
3.0	Walkway	•				
3.1	Driveway		•			
3.2	Patio	•				
3.3	Ground Slope at Foundation			•		
3.4	Site Grading	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

3.1 Item 1(Picture)

3.1 Soil under driveway has settled to the extent of causing depressions in asphalt of the driveway. Due to fact that the soil has settled to this degree, the only corrective action for this drive would be the removal of all asphalt, compacting the soil, and then applying new asphalt. If repairs are desired seek further evaluation by a qualified contractor to assess.



3.3 Item 1(Picture)

3.3 Negative/flat grade in multiple areas, build up around house as needed to divert water away from foundation and minimize water intrusion concerns.

Proper lot grading is an important when trying to prevent water infiltration into the foundation area of a home. No foundation wall system is completely waterproof. Water accumulating in the soil outside the building will usually leak through eventually. The secret is to keep the soil outside the building dry. If the ground around the building slopes so that surface water runs away from the building, soil close to the foundation is dry and the foundation area is far less likely to leak. Most wet/moist foundation problems can be eliminated or dramatically reduced with good grading and proper performance of gutters and downspouts. The ground around the home should slope down six inches for the first ten feet away from the home.

The attic 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.

4. Garage

Inspection of the garage is limited to readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. Some garages tend to be filled with storage and other items that restrict the inspectors visibility and hide potential concerns, such as water damage or insect infestation. Inspection of garage doors with connected automatic operators is limited to a check of operation utilizing hard wired controls only, no remote operators will be evaluated. The inspector will report on the operation of reversing controls, if present. The standard home inspection does not include an evaluation of the adequacy of the fire separation between the garage and the home.

Styles & Materials

Description:
Multiple Car Attached
Under Home

Garage/House Separation:
Steel/Solid Door

		S	F	RR	NI	NA
4.0	Floor Slab		•			
4.1	Walls/Ceiling		•			
4.2	Vehicle Door	•				
4.3	Door Operator		•			
4.4	Man Door	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

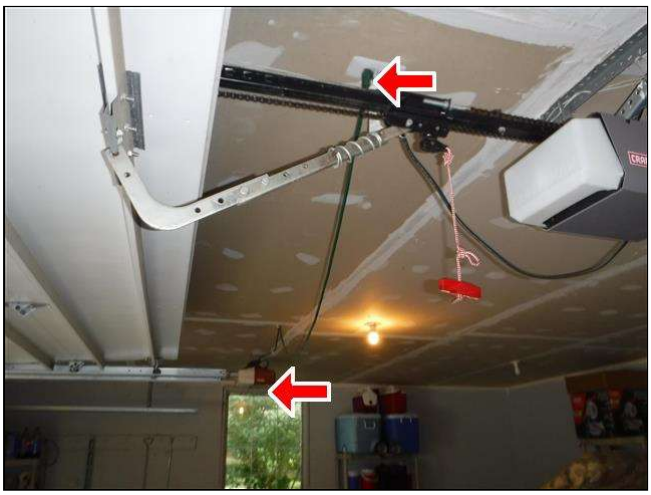
Comments:

4.0 Item 1(Picture)

4.0 Deterioration to slab at multiple areas. Repair as desired.

4.1 Item 1(Picture)

4.1 Recommend sealing voids in wall and ceiling to maintain fire barrier to liveable portions of home.



4.3 Item 1(Picture)

4.3 Door is powered using and extension cord. Recommend powering from dedicated outlet.

The garage 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.

5. Attic

The inspection of attic areas and roof structure is limited to readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. Please be aware that due to design and accessibility constraints such as insulation, storage, finished attics, etc., many elements and areas are often at least partially concealed from view and cannot be evaluated. The standard home inspection does not evaluate the ability of the roof structure to support any loads, efficiency of insulation, presence or absence of vapor barriers, or the operation of humidity or thermally controlled fans.

Styles & Materials

Access Description:
Ceiling Scuttle
Side Wall Entry Door(s)/Panel(s)

Evaluation Method:
Entered
From Entry

Framing:
Trusses

Sheating:
Wood/Wood Composite

Insulation:
Blankett/Batt
Loose Fill
Fiberglass
Cellulose
10-12 inches average

		S	F	RR	NI	NA
5.0	Roof Framing	•				
5.1	Roof Decking/Sheathing	•				
5.2	Ventilation			•		
5.3	Insulation		•			
5.4	Attic Ventilator	•				
5.5	Whole house Fan					•

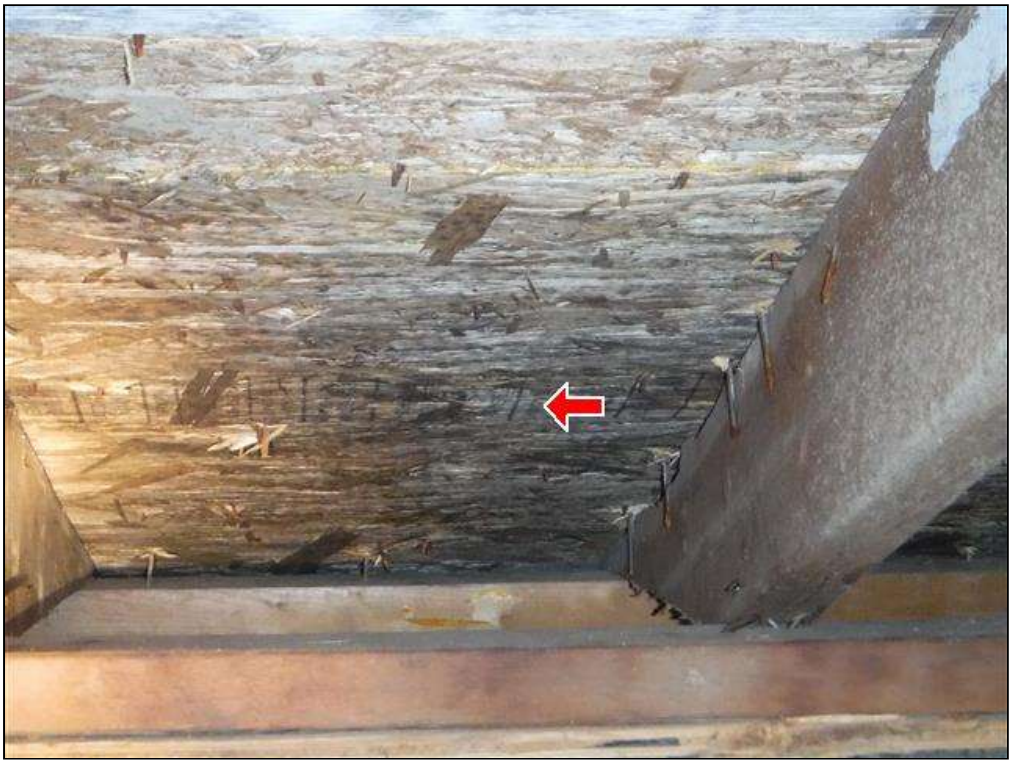
S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

5.0 Item 1(Picture)

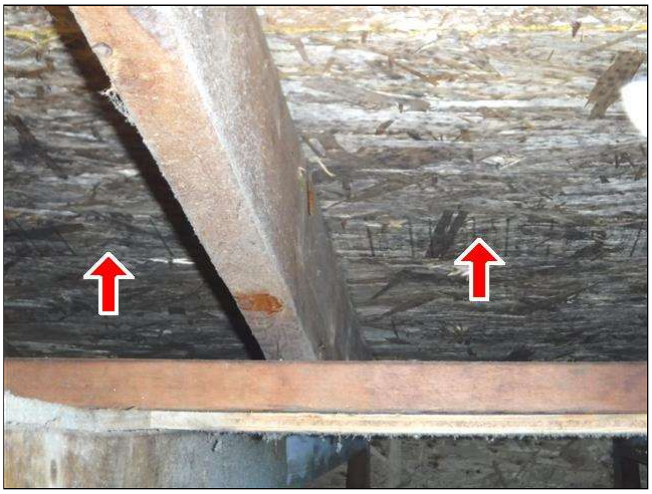
5.0 Item 2(Picture)

5.0 .



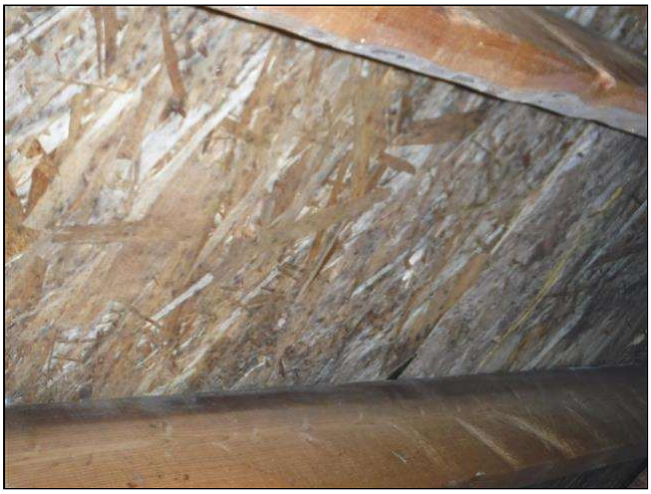
5.2 Item 1(Picture)

5.2 Item 2(Picture)



5.2 Item 3(Picture)

5.2 Item 4(Picture)



5.2 Item 5(Picture)

5.2 Fungal/Microbial growth observed on sheathing to attic space over master bathroom area. This is generally caused by restriction of air flow in attic. This condition can allow mold/mildew spores into home and become air born which could have health affects on person(s) prone to allergies. Further evaluation by a mold remediation contractor is recommended to determine cost of sanitizing effected areas and increasing ventilation provisions to the attic space and roof system.

5.3 Item 1(Picture)

5.3 Replace fallen insulation off walls and missing insulation to attic entry hatches for improved efficiency.

The attic 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.

6(A) . Master Bath

The inspection of bathroom elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. Bathrooms are high use areas containing elements subject to ongoing wear and periodic malfunction. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage are limited to a visual assessment of functional flow and are subjective. A standard home inspection does not include evaluation of saunas or steam baths.

Styles & Materials

Location:	Description:	Ventilator:
Main Floor	Master Bath	Window
Master Bedroom		Exhaust Fan

		S	F	RR	NI	NA
6.0.A	Sink		•			
6.1.A	Toilet		•			
6.2.A	Jetted Spa Tub		•			
6.3.A	Wall Shower	•				
6.4.A	Enclosure	•				
6.5.A	Ventilation	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

6.0.A Item 1(Picture)

6.0.A Item 2(Picture)

6.0.A Repair damaged countertop as needed/desired.

valve for drain stop mechanism does not create a seal. Repair as desired to hold water in sink.

6.1.A Toilet is loose at the flange, tighten/seal with new wax ring, as needed to prevent leaking when toilet drains.

6.2.A Item 1(Picture)

6.2.A Multiple jets did not fire, further evaluate as needed to determine corrective actions.

The bathroom(s) 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.

6(B) . Hall Bath

The inspection of bathroom elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. Bathrooms are high use areas containing elements subject to ongoing wear and periodic malfunction. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage are limited to a visual assessment of functional flow and are subjective. A standard home inspection does not include evaluation of saunas or steam baths.

Styles & Materials

Location:	Description:	Ventilator:
Upper Level	Full Bath	Window
Hallway		Exhaust Fan

		S	F	RR	NI	NA
6.0.B	Sink			•		
6.1.B	Toilet		•			
6.2.B	Bathtub	•				
6.3.B	Jetted Spa Tub					•
6.4.B	Enclosure	•				
6.5.B	Ventilation	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

6.0.B Item 1(Picture)

6.0.B Recommend repair/replace of damaged sink, as needed.

6.1.B Item 1(Picture)

6.1.B Toilet is loose at the flange, tighten/seal with new wax ring, as needed to prevent leaking when toilet drains.

The bathroom(s) 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.

6(C) . Half Bath

The inspection of bathroom elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. Bathrooms are high use areas containing elements subject to ongoing wear and periodic malfunction. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage are limited to a visual assessment of functional flow and are subjective. A standard home inspection does not include evaluation of saunas or steam baths.

Styles & Materials

Location:	Description:	Ventilator:
Main Floor	1/2 Bath	Exhaust Fan

		S	F	RR	NI	NA
6.0.C	Sink		•			
6.1.C	Toilet		•			
6.2.C	Ventilation	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

6.0.C Item 1(Picture)

6.0.C Fixture is loose. Repair/secure as needed to prevent stress to plumbing.

6.1.C Item 1(Picture)

6.1.C Toilet is loose at the flange, tighten/seal with new wax ring, as needed to prevent leaking when toilet drains.

The bathroom(s) 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.

7. Kitchen

The inspection of kitchen elements is limited to the readily visible and accessible elements as listed below. Elements hidden from view or not functional at time of inspection cannot be evaluated. The inspection of cabinetry is limited to functionality of doors and mounting, based on a representative sampling. The inspection of built-in appliances if performed, is limited to a check of the operation of a basic cycle or mode and excludes evaluation of thermostats, controls, timing devices. cooking or cleaning adequacies, and full appliances features.**Portable appliances such as washers, dryers, refrigerators, microwaves, ice makers, and portable dishwashers are excluded.**

Styles & Materials

Location:
Main Floor

Free Standing Range:
Gas

Ventilation:
Exhaust

Dishwasher:
Estimated Age; 1-5 years

Disposal:
Estimated Age; 1-5 years

		S	F	RR	NI	NA
7.0	Plumbing/Sink	•				
7.1	Disposal	•				
7.2	Dishwasher	•				
7.3	Cooking Unit			•		
7.4	Ventilator	•				
7.5	Cabinets	•				
7.6	Countertop	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

7.3 Item 1(Picture)

7.3 Burners indicated did not fire using normal operating controls. Repair as desired for proper function of the unit.

The kitchen 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. Interior Elements

The inspection of interior elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. The home inspector shall observe: walls, ceiling, and floors; steps, stairways, balconies, and railings; 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. 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.

Styles & Materials

Predominant Ceilings:
Wood Frame

Predominant Walls:
Wood Frame

Predominant Floors:
Wood Frame

Interior Doors:
Raised Panel
Wood

Predominant Windows:
Casement
w/Screens

Detector(s):
Hard Wired

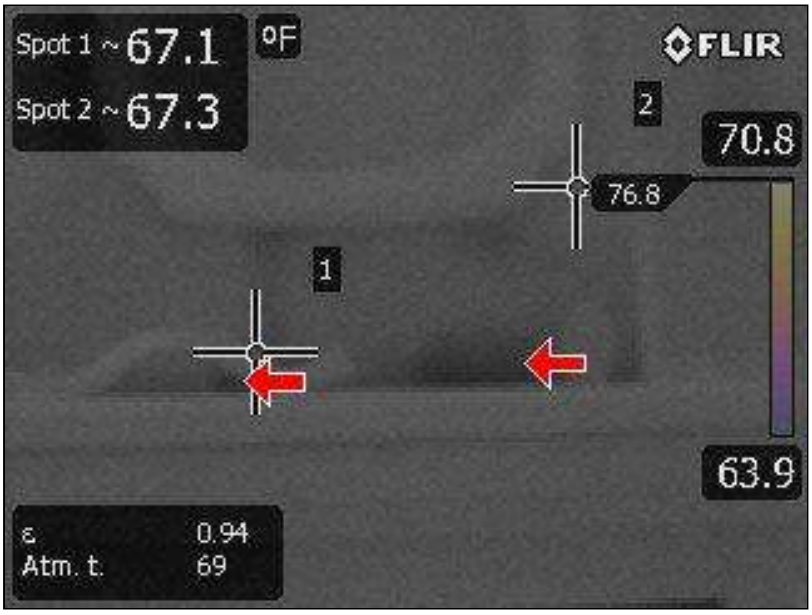
Fireplace(s):
Class; Fireplace
Made of; Brick
w/Gas Burner

		S	F	RR	NI	NA
8.0	Ceilings	•				
8.1	Walls			•		
8.2	Floors	•				
8.3	Stairs (above grade)		•			
8.4	Railings (above grade)			•		
8.5	Windows			•		
8.6	Interior doors		•			
8.7	Patio/Deck Door(s)			•		
8.8	Fireplace(s)			•		
8.9	Fireplace Gas Burner(s)	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:

8.1 Item 1(Picture)



8.1 Item 2(Picture)

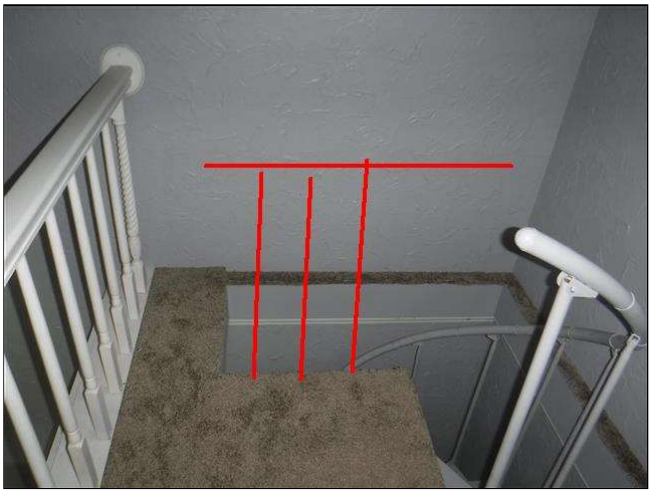
8.1 Item 3(Picture)

8.1 Ongoing moisture entry to wall cavity over master bedroom fireplace adjacent chimney. This was observed with a thermal imaging camera and confirmed with a moisture meter. Recommend further evaluation to assess and determine corrective actions necessary.

8.3 Item 1(Picture)

8.3 Spiral staircase is slightly loose. Secure as needed for improved safety.

8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.4 Railing(s) indicated are loose and should be secured more adequately for improved safety/proper function. Recommend installing a balustered guard rail to indicated areas to prevent fall hazard during use of steps.

8.5 Item 1(Picture)

8.5 Item 2(Picture)

8.5 Item 3(Picture)

8.5 Item 4(Picture)

8.5 Item 5(Picture)

8.5 Item 6(Picture)

8.5 Broken seals to multiple window panes. Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. Often when the seal is compromised and if

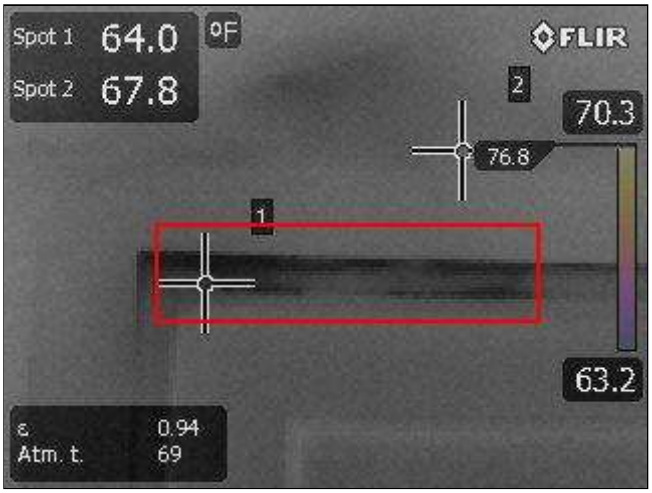
it is cold enough, incoming humid air has the potential to condense on the window's surface. Repair as needed/desired for proper function of the window/improved visibility.

Due to the amount of the repairs, the inspector recommends further evaluation by a qualified contractor to assess all windows and determine cost of relative repairs.

8.6 Item 1(Picture)

8.6 multiple doors rubbing jambs. Repair as needed for proper function.

8.7 Item 1(Picture)



8.7 Item 2(Picture)

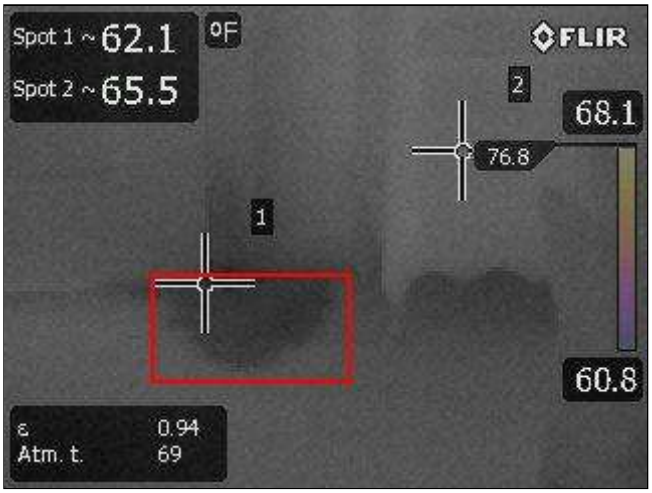
8.7 Item 3(Picture)

8.7 Item 4(Picture)

8.7 Item 5(Picture)

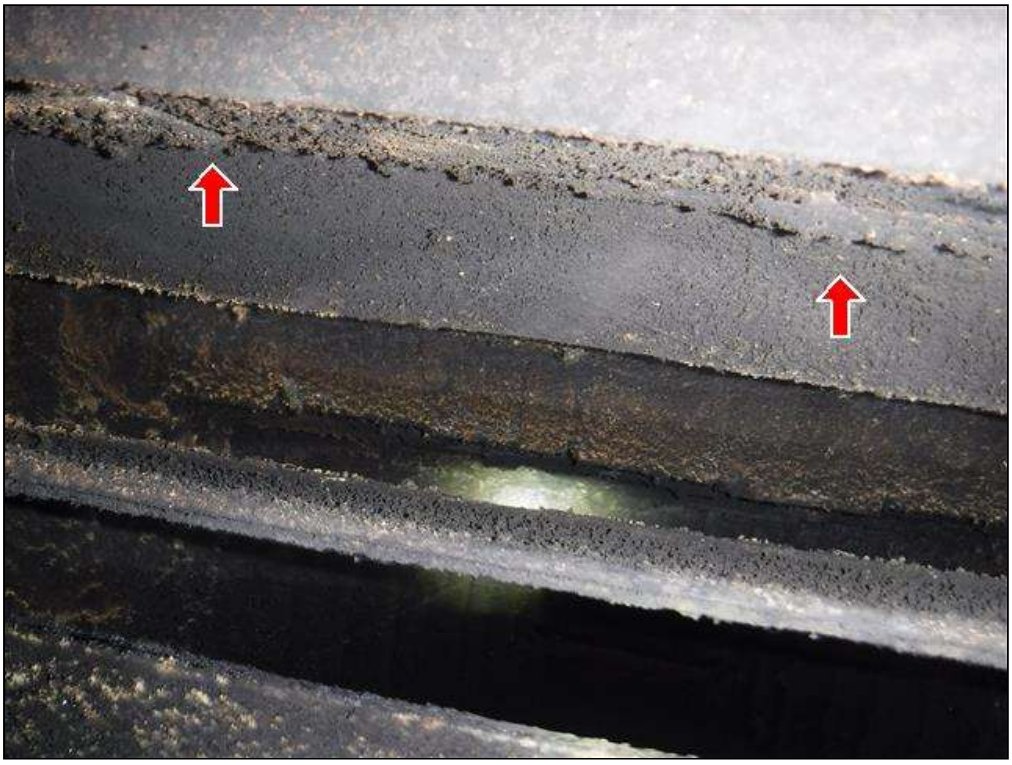
8.7 Item 6(Picture)

8.7 Item 7(Picture)

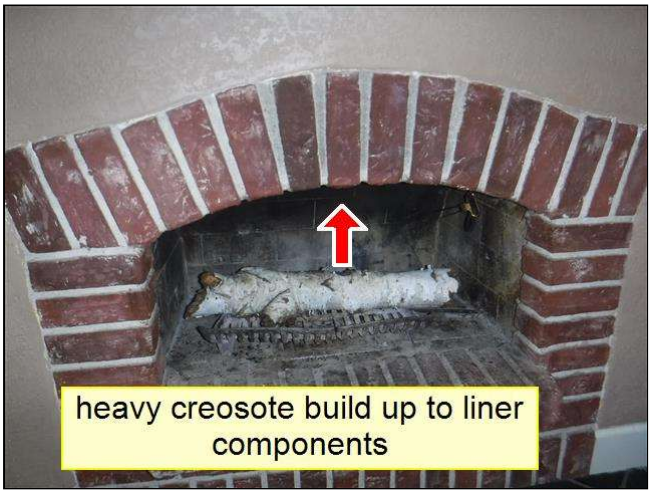


8.7 Item 8(Picture)

8.7 Patio door indicated is leaking at multiple areas, resulting in elevated moisture levels and moisture entry into structure. This was observed with a thermal imaging camera and confirmed with a moisture meter. Recommend repair as needed.



8.8 Item 1(Picture)



8.8 Item 2(Picture)

8.8 Item 3(Picture)

8.8 Creosote build up on liner/flue components to dining room fireplace. This condition presents a fire hazard, to the chimney, as creosote can be ignited by extreme heat from a fireplace. This condition can also conceal any potential defects to flue components. Recommend a full cleaning and inspection by a qualified contractor.

8.9 Item 1(Picture)

8.9 Item 2(Picture)

8.9 .

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.

9. Foundation/Substrucure

The inspection of foundation/substructure elements is limited to the readily visible and accessible elements as listed below. Elements and areasconcealed from view cannot be inspected.**Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the of the effects of, or potential for, earth movements such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Additionally, a standard home inspection is **not**a wood destroying insect inspection, an engineering evaluation, or a structural evaluation.

Styles & Materials

Basement:
Portions of House

Foundation Walls/Piers:
Concrete

House Floor Strucure:
Joists

Insulation:
Not Determined (due to finished materials)

Special Limitations:
Finished Materials
Suspended/Drop Ceilings

		S	F	RR	NI	NA
9.0	Stairs/Railings		•			
9.1	Foundation Walls		•			
9.2	Piers/Columns	•				
9.3	Basement/Crawl Floor Slab	•				
9.4	Floor Framing	•				
9.5	Main Beam	•				
9.6	Crawl Space Ventilation					•

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

9.0 Item 1(Picture)

9.0 Recommend installing a balustered guard rail to indicated opening to prevent a fall hazard, improving safety during use of the stairs.

9.1 Finished materials covered majority of foundation walls. Visual portions were satisfactory.

The foundation/substructure 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.

10. Foundation Area Water Penetration

The inspection of foundation area water penetration elements is limited to the readily visible and accessible at grade/sub-grade elements as listed below. Elements and areas concealed from view cannot be inspected. Reported findings are based on conditions observable at the time of inspection, **no representation is made to past conditions or to predict future conditions or concerns.** The standard inspection is neither a flood hazard inspection nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface water penetration. Please contact the current home owner re: the nature of past and current water penetration conditions. The home owner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions.

Styles & Materials

Description:
Basement

Sump Pump(s):
Submersible
Location; Basement

Indications of Prior Remedial Work:
None

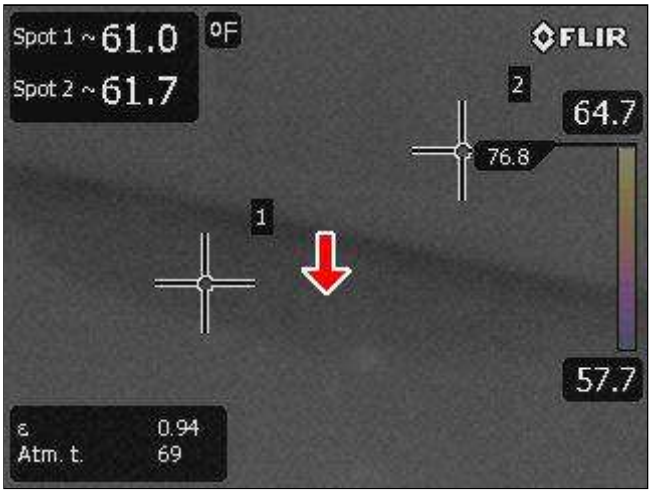
		S	F	RR	NI	NA
10.0	Exterior conditions			•		
10.1	Interior Conditions			•		
10.2	Sump Pump(s) Operation			•		

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

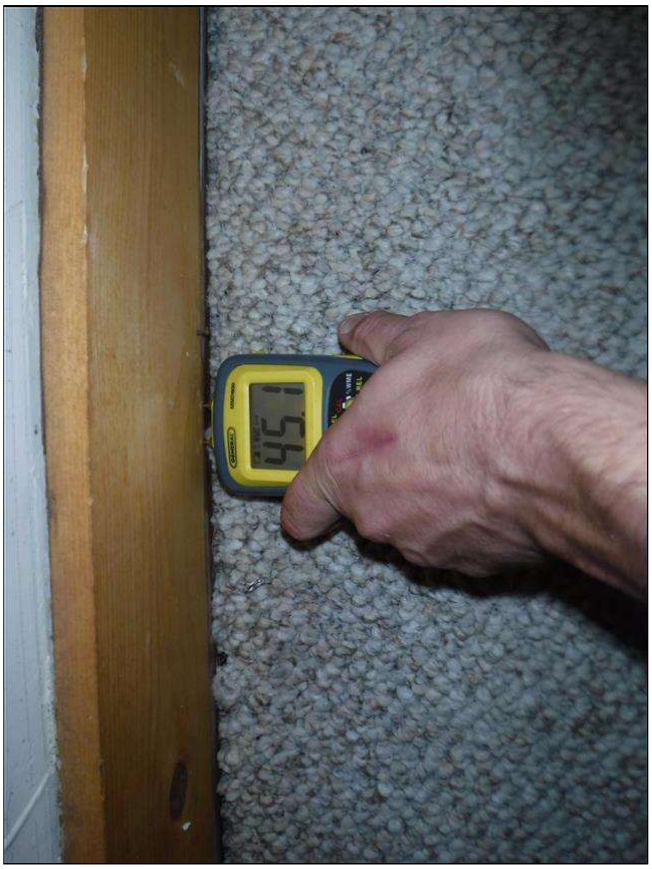
10.0 Build up slope around house as needed, clean gutters (ensure proper discharge) and extend downspouts to drain water away from foundation area.

10.1 Item 1(Picture)



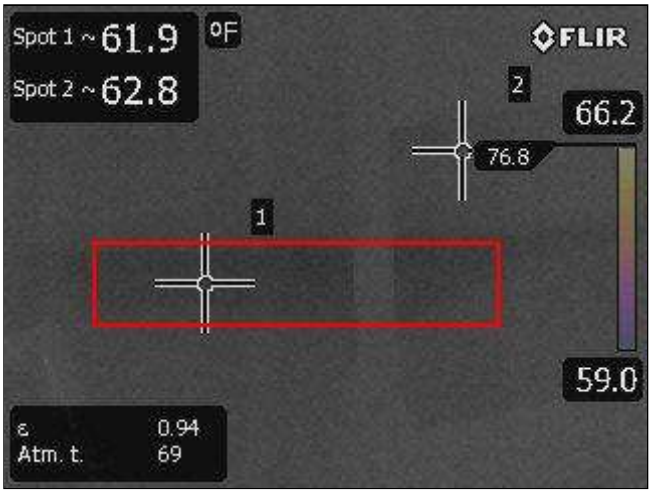
10.1 Item 2(Picture)

10.1 Item 3(Picture)

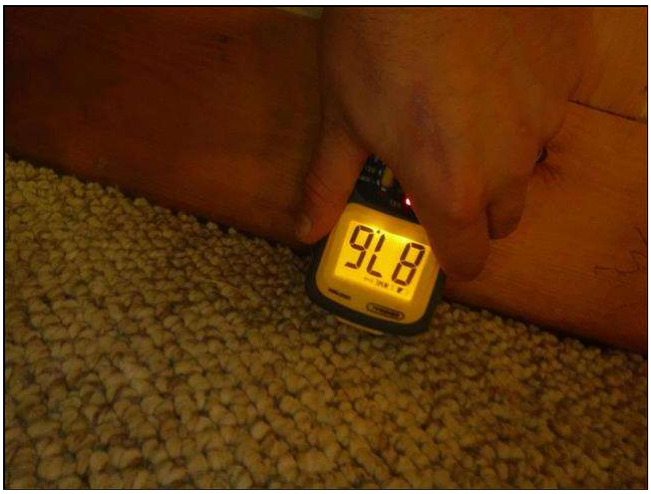


10.1 Item 4(Picture)

10.1 Item 5(Picture)

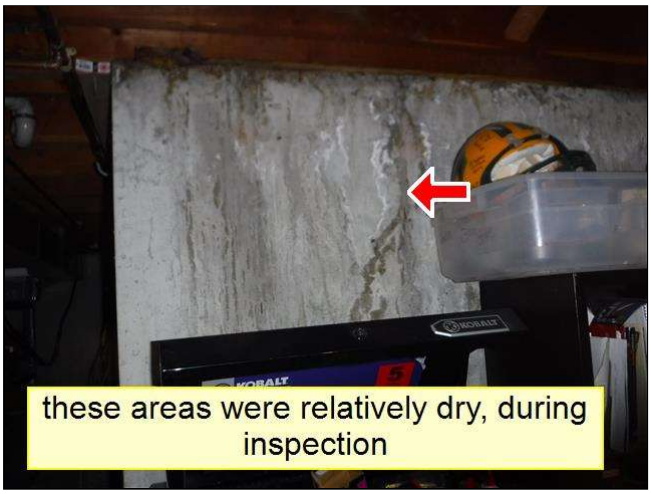


10.1 Item 6(Picture)



10.1 Item 7(Picture)

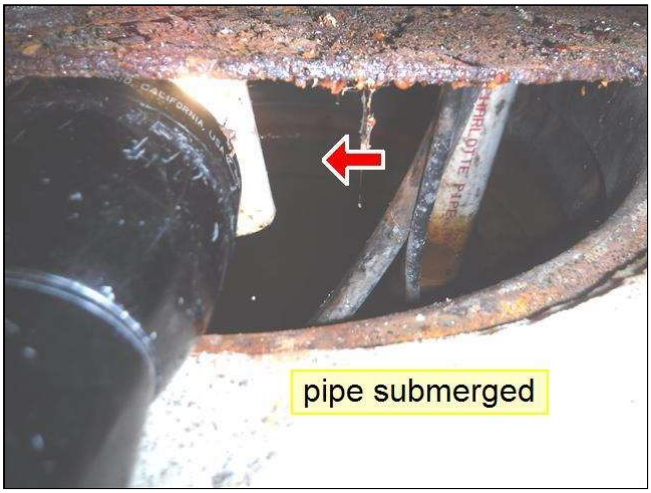
10.1 Item 8(Picture)



10.1 Item 9(Picture)

10.1 Item 10(Picture)

10.1 Ongoing moisture entry at indicated areas. As signs of water entry in this fashion usually can be attributed to water control outside the home, inspector recommends assessment of exterior water control adjacent any water signs inside and improving as needed (gutters, extensions, grading etc). Sump pump float system is not triggering pump to come on at an adequate water level. This condition is contributing to the elevated moisture levels. Recommend repair/adjustment to sump pump and improving water control exterior the home. Recommend further evaluation to determine potential residual effects to finish materials in relative areas and if any remedial efforts are needed.



10.2 Item 1(Picture)

10.2 Water level at/over drain inlet pipes. This is an indication of the float mechanism not triggering the pump to come on at a sufficient time/water level in the pit or the pump being defective. Recommend further evaluation by a qualified contractor to assess and determine if repair is sufficient or replacement is necessary.

The foundation/substructure 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.

11. Electrical System

The inspection of electrical elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and auxiliary 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. 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 auxiliary distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. 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 Service Conductors:
Underground
Aluminum

Distribution Panel:
Circuit Breakers
200 AMP

120 Volt Circuits; Outlets/Lights:
Copper

240 Volt Circuits; Major Appliances:
Aluminum
Copper

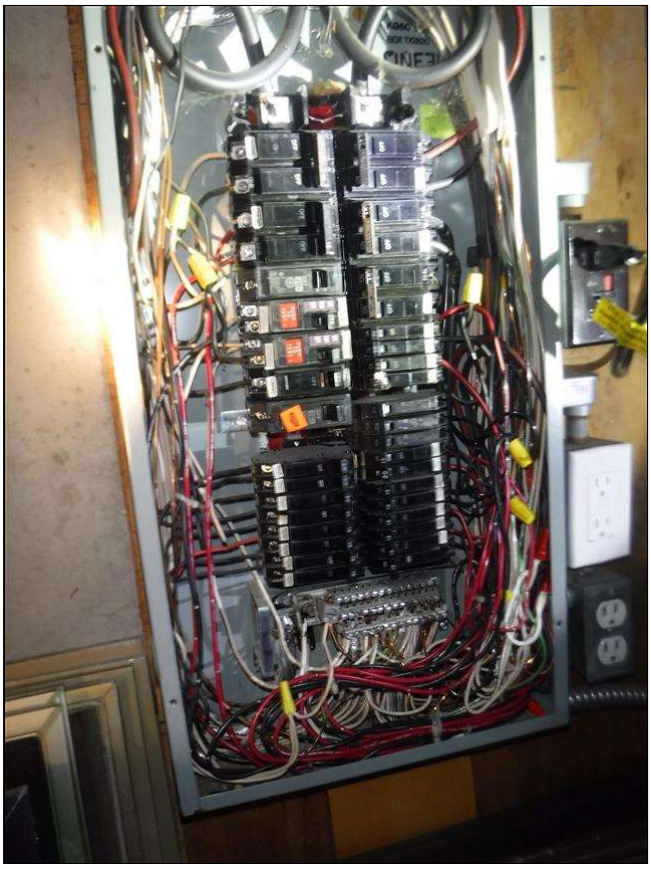
GFCI's:
Outlets
Cicuit Breaker

		S	F	RR	NI	NA
11.0	Service Entrance Conductors	•				
11.1	Service Grounding Provisions	•				
11.2	Distribution panel & Main Disconnect		•			
11.3	Panel GFCI/AFCI Test	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

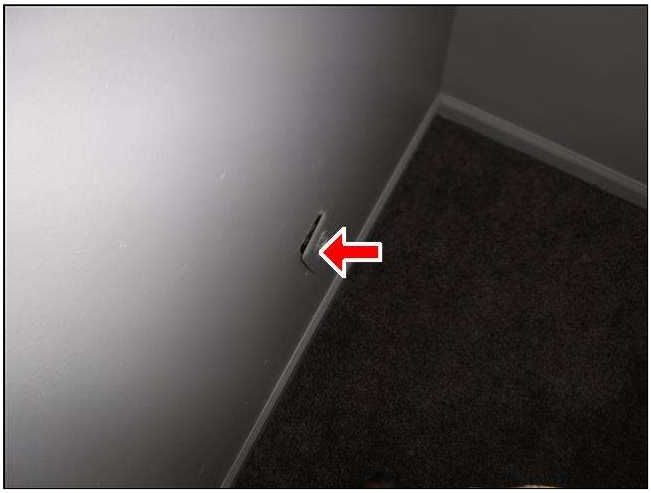
		S	F	RR	NI	NA
11.4	Wiring	•				
11.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•			
11.6	ExteriorGFCI Protection	•				
11.7	Interior GFCI Protection		•			
S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable		S	F	RR	NI	NA

Comments:



11.2 Item 1(Picture)

11.2 Panel is at full capacity. Upgrading service size or sub panel installation should be considered/may be required.



11.5 Item 1(Picture)

11.5 Item 2(Picture)

11.5 Item 3(Picture)

11.5 Recommend covering all exposed outlets/receptacles for improved safety.

Recommend securing loose outlets/boxes as needed.

11.7 Item 1(Picture)

11.7 Item 2(Picture)

11.7 Recommend GFCI protection to laundry mechanical outlet(s) for improved safety.

Recommend GFCI protection to bathroom outlet(s) pictured for improved safety.

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.

12. Central Air Conditioning System

The inspection of central air conditioning elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. The home inspector shall observe: central air conditioning and permanently installed cooling systems including: cooling and air handling equipment; and normal operating controls. Distribution systems including: fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and the presence of an installed cooling source in each room. The home inspector shall describe: energy sources; and cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector is not required to: observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners; or observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

Cooling System Type:
Central Air Conditioning

Number of AC Units:
One

Manufacturer:
Comfortmaker

Location of AC Unit:
Outside
Basement

Estimated Age:
18 years

Design Life:
10-15 years

Distribution:
Ducted/Registers

		S	F	RR	NI	NA
12.0	Cooling System(s)	•				
12.1	Outside Unit(s)		•			
12.2	Service Disconnect	•				
12.3	Distribution System	•				
12.4	Condensate Removal	•				
12.5	Thermostat	•				

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

12.0 Item 1(Picture)

12.0 .

12.1 Item 1(Picture)

12.1 Add insulation to voids on low pressure freon line to increase efficiency.

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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.

13. Heating System

The inspection of heating system elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. The home inspector shall observe permanently installed heating systems including: heating equipment; 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

System Type:
Forced Air
Fuel: Natural Gas

Manufacturer:
Comfortmaker

Estimated Age:
18 years

Design Life:
15-20 years

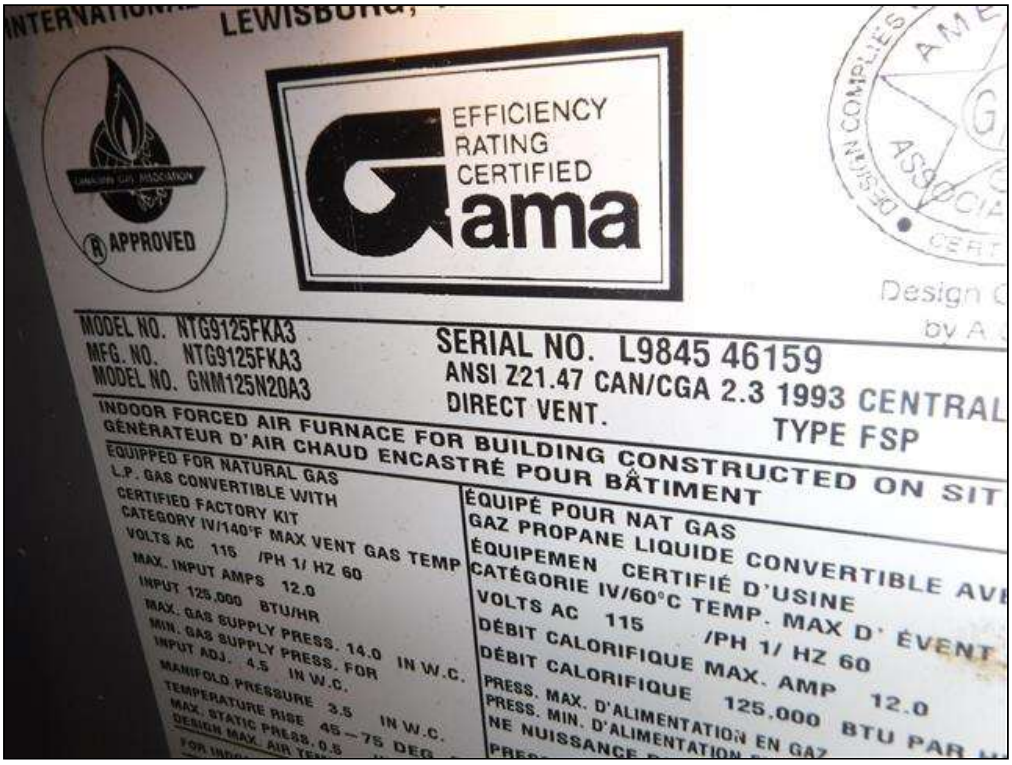
System Location:
Basement

Distribution:
Ducted/Registers

		S	F	RR	NI	NA
13.0	Heating Unit(s)		•			
13.1	Combustion Air Provisions	•				
13.2	Service Disconnect	•				
13.3	Burners	•				
13.4	Blower	•				
13.5	Vent Connector	•				
13.6	Distribution System	•				
13.7	Thermostat	•				
13.8	Gas/Fuel Lines	•				
13.9	Heat Coil					•
13.10	Exposed Fuel Tank					•
13.11	Circulating Pump					•

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:



13.0 Item 1(Picture)

13.0 Item 2(Picture)

13.0 Evidence of prior condensation leaking (rusting) to interior of cabinets. No leaking present during inspection, after running unit. Monitor and repair as/if needed.

The heating 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.

14. Plumbing System

The inspection of plumbing system elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. 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 and sump pumps. The home inspector shall describe: water supply and distribution piping materials; drain, waste, and vent piping materials; and location of main water and gas/fuel 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, swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Shut-Off Location:
At Water inlet line

Gas Shut-Off Location:
At Meter

Water Supply Piping:
Copper

Drain/Waste Piping:
PVC

		S	F	RR	NI	NA
14.0	Water Piping	•				
14.1	Gas Piping	•				
14.2	Water Pressure at Fixtures	•				
14.3	Drain, Waste and Vent Piping	•				
14.4	Fixture Drainage	•				
14.5	Interior Waste Water System					•

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable | S | F | RR | NI | NA

Comments:

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.

15. Water Heater

The inspection of water heater elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. All standard water heaters required temperature-pressure relief valves, these units are not operated during a standard home inspection but should be checked regularly for indications of leakage. A standard home inspection does not include an evaluation of the adequacy/capacity of the hot water supply system. An increase in the capacity of the hot water supply system may be required for large jetted tubs or other fixtures requiring a large volume of hot water or when additional facilities are added.
The inspection of water heater elements is limited to the readily visible and accessible elements as listed below. Elements and areas concealed from view cannot be inspected. All standard water heaters required temperature-pressure relief valves, these units are not operated during a standard home inspection but should be checked regularly for indications of leakage. A standard home inspection does not include an evaluation of the adequacy/capacity of the hot water supply system. An increase in the capacity of the hot water supply system may be required for large jetted tubs or other fixtures requiring a large volume of hot water or when additional facilities are added.

Styles & Materials

Water Heater Type:
Direct Heated Tank
Fuel: Natural Gas

Location:
Basement

Manufacturer:
AO Smith

Estimated Capacity:
50 Gallons

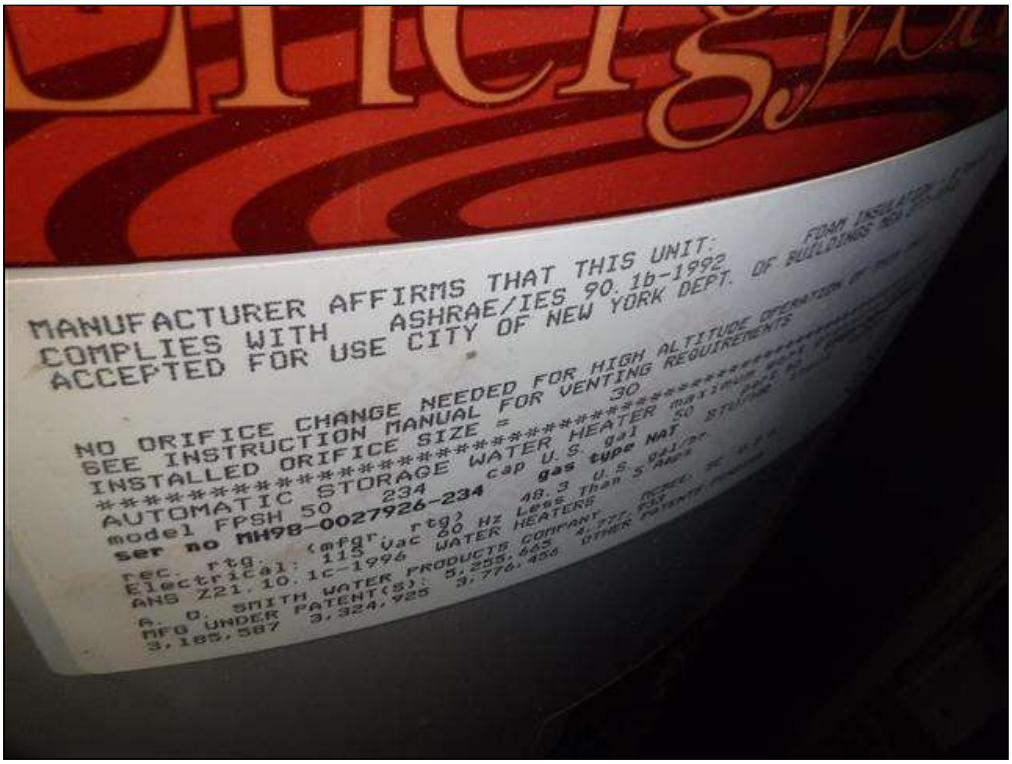
Estimated Age:
18 years

Design Life:
8-12 years

		S	F	RR	NI	NA
15.0	Water Heater(s)		•			
15.1	Vent Connector(s)	•				
15.2	Gas/Fuel Lines	•				
15.3	TP& R Valve(s)		•			

S= Satisfactory, F= Fair, RR= Repair or Replace, NI= Not Inspected, NA= Not Applicable

Comments:



15.0 Item 1(Picture)

15.0 Aged unit functioning at inspection, expect limited life remaining

15.3 Item 1(Picture)

15.3 Valve has active leaking. This may be attributed to the valve operating as intended (pressure/temperature too high) or the valve may be defective. Further evaluate/monitor as needed and correct if needed.

The water heater 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.

INVOICE

Integrity Inspection Group LLC
1552 Barrington Pl.
Ann Arbor, MI, 48103
313.806.0085
Inspected By: Patrick Nolan

Inspection Date: Invalid DateTime
Report ID: 160101361

Customer Info:	Inspection Property:
Customer's Real Estate Professional:	1111 Brighton MI 48114

Inspection Fee:

Service	Price	Amount	Sub-Total

Tax $0.00
Total Price $0.00

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