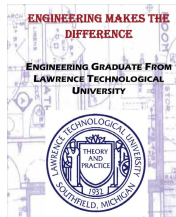


INSPECTION REPORT



For the Property at:
23730 KELLY RD
EASTPOINTE, MI

Prepared for: EDDIE SADIK
Inspection Date: Tuesday, February 25, 2014
Prepared by: Christopher Daggy



Property Engineers, LLC
32863 Balmroal
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www.propertyinspectionengineers.biz
Cdaggy@PropertyEngineers.Biz

SUMMARY

23730 Kelly Rd, Eastpointe, MI February 25, 2014

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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

RECOMMENDATIONS \ Overview

Condition: • Recommend inspecting roof shingles and related items.

Task: Further evaluation

Time: Immediate

Exterior

General

• Recommend evaluation of storm water drainage system.

Task: Further evaluation

Time: Immediate

• Recommend re inspection after snow is gone.

Task: Further evaluation

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Service

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Task: Repair

Time: Immediate

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Repair or replace

Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Improve

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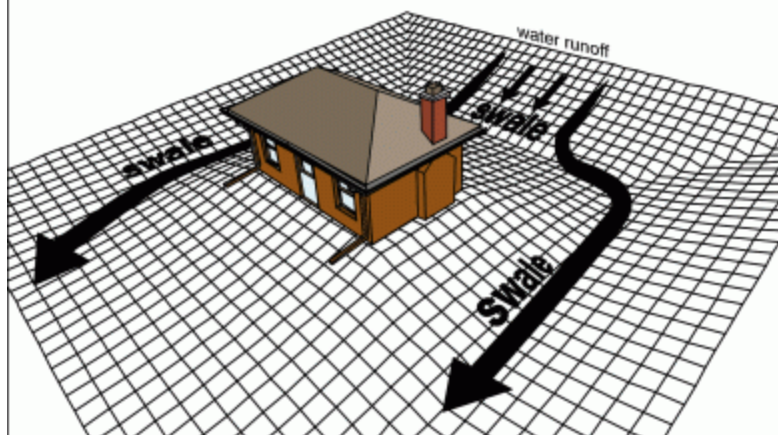
Recommended grading slopes



[Click on image to enlarge.](#)

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)

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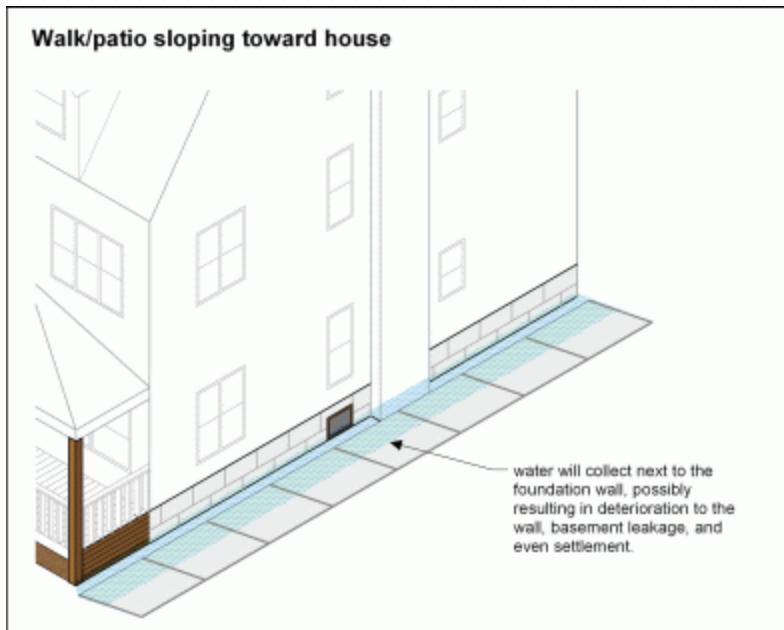
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[Click on image to enlarge.](#)

LANDSCAPING \ Fence

Condition: • Damaged screen wall at rear of property.

Task: Repair

Structure

FOUNDATIONS \ Foundation

Condition: • [Settled](#)

Extensive settlement noted. This includes the basement and crawl space area. Suspect movement will continue.

Repairs could be extensive to stabilize and correct prior movement. Recommend review by a professional engineer that specializes in structures.

Implication(s): Chance of structural movement

Task: Further evaluation

Time: Immediate

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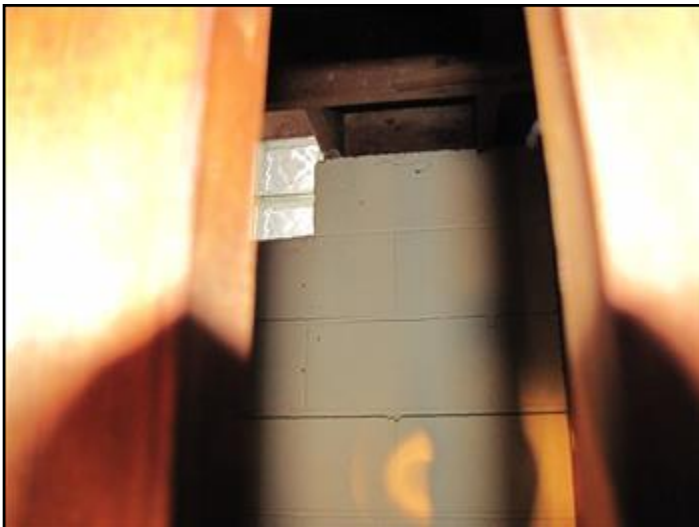
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1. Settled



2. Settled



3. Settled



4. Settled

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5. Settled



6. Settled



7. Settled



8. Settled

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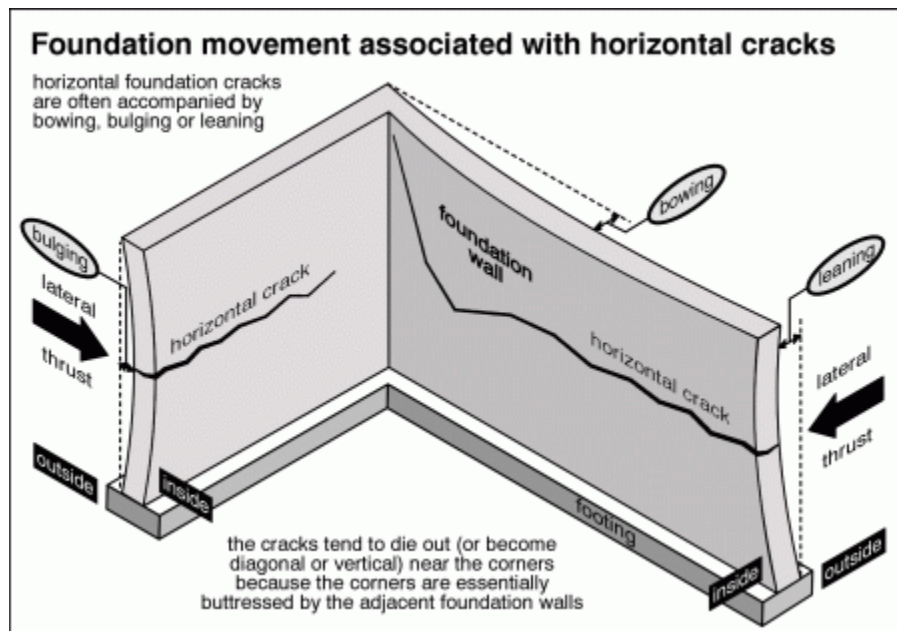
9. Settled

Condition: • [Cracked horizontally](#)

Implication(s): Chance of structural movement

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

FLOORS \ Joists

Condition: • [Sag or springy](#)

Implication(s): Chance of structural movement | Bouncy, springy floors

Task: Repair

Time: Immediate

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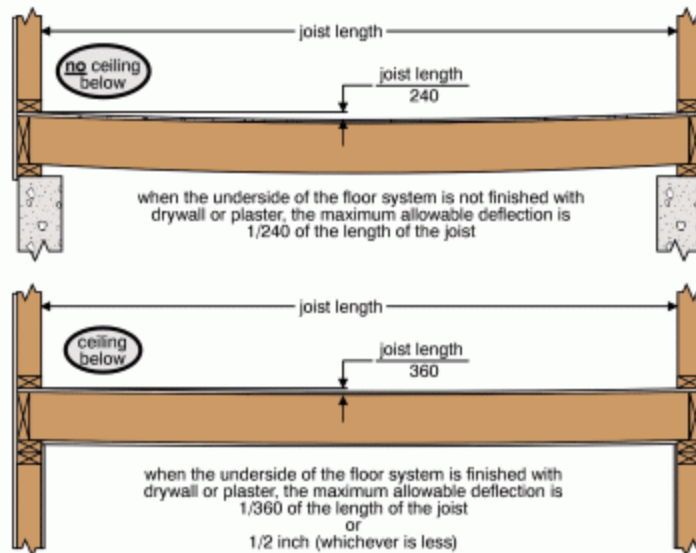
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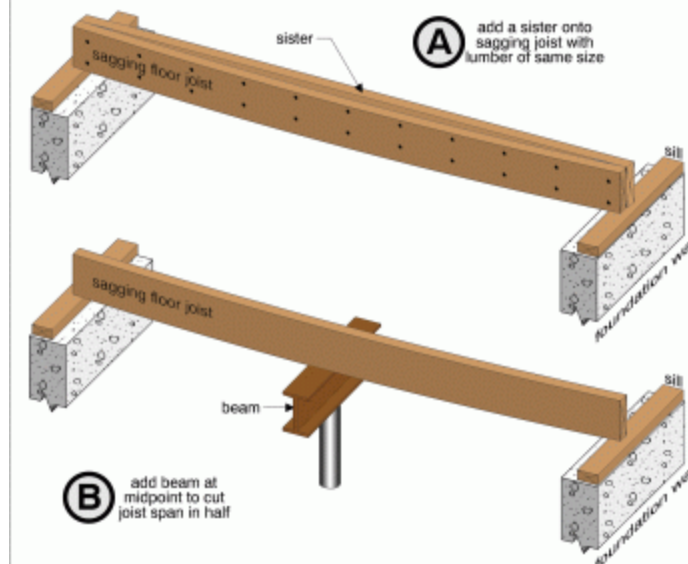
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Allowable floor deflections



[Click on image to enlarge.](#)

Two methods for improving sagging joists



[Click on image to enlarge.](#)

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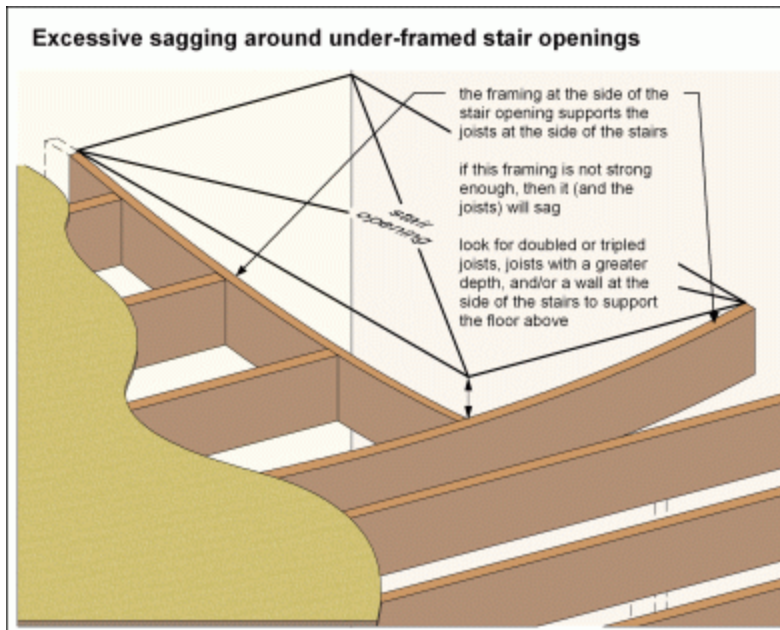
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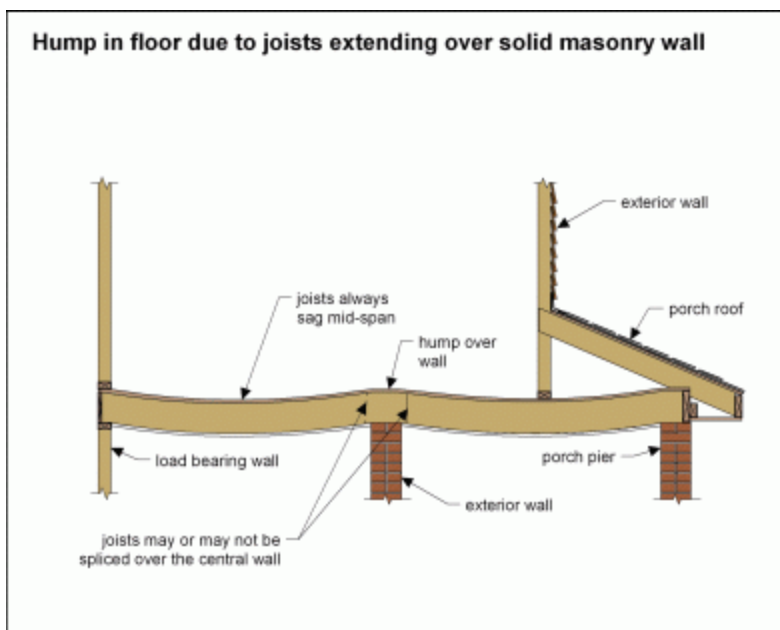
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

Electrical

General

- Service disconnects are blocked by doors and storage.

Implication(s): Safety issue

Task: Improve

Time: Immediate

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- Recommend a detailed review of the electrical system by a licensed electrician.

Task: Further evaluation

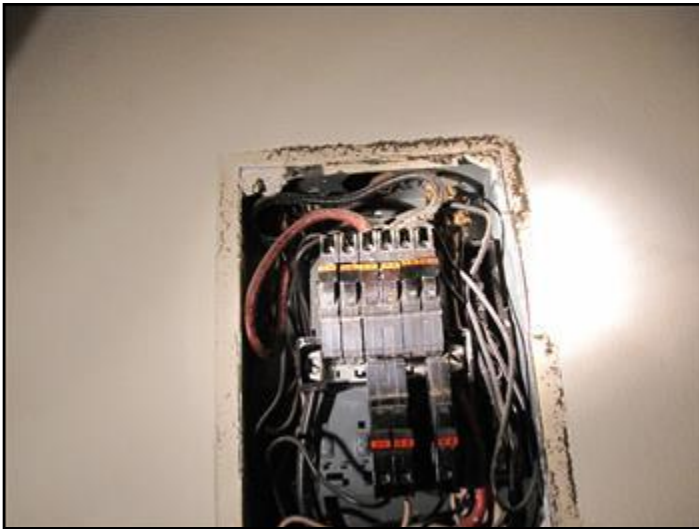
Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Federal Pacific Panels utilized. These panels are linked with fire concerns. See attached link. Have panels reviewed by a licensed electrician. Replace panels if recommended.](#)

Task: Further evaluation

Time: Immediate



10.



11.

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Inadequate smoke detectors. Review and comply with requirements by local municipality.

Implication(s): Safety issue

Task: Improve

Time: Immediate

Heating

General

- Recommend further evaluation of heating system.

Task: Further evaluation

Time: Immediate

GAS HOT WATER BOILER \ Life expectancy

Condition: • [Old](#)

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

Task: Monitor

Time: Unpredictable

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GAS HOT WATER BOILER \ Radiators, convectors and baseboards

Condition: • [Damaged baseboard fins](#)

Also cabinet damage

Implication(s): Increased heating costs | Reduced comfort

Task: Repair

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

Plumbing

General

• Recommend a full review of waste and potable water systems by a licensed plumber.

Task: Further evaluation

Time: Immediate

• Recommend a sewer inspection.

Implication(s): Concealed defects

WATER HEATER \ Life expectancy

Condition: • [Old](#)

Implication(s): No hot water

Task: Monitor

Time: Unpredictable

WASTE PLUMBING \ Sump pump

Condition: • [Inoperative](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair or replace

Time: Immediate

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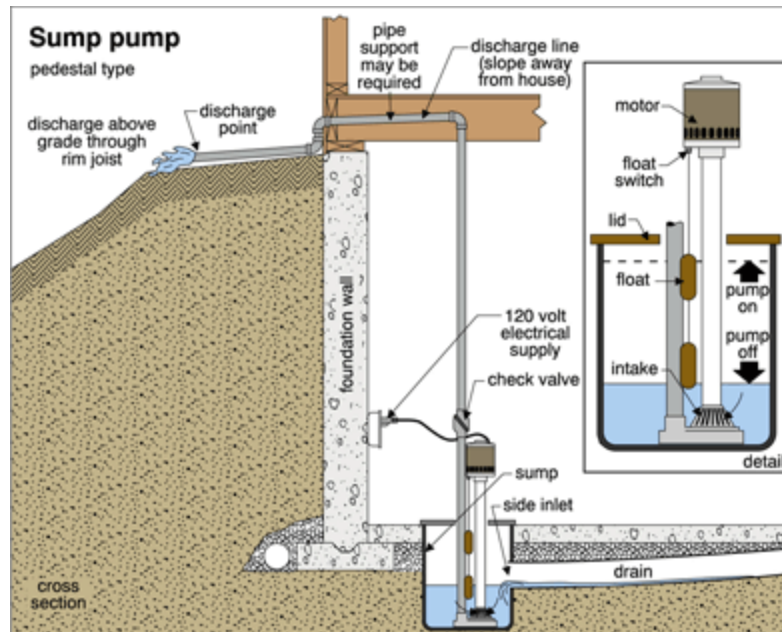
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[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Bathtub

Condition: • Recommend installing 'anti scald' style diverters.

Implication(s): Safety issue

Task: Improve

Interior

General

• General wear and tear noted.

Task: Repair

• Boiler and hot water tank located in a common unsecured area.

Implication(s): Safety issue

Task: Improve

FLOORS \ Carpet on floors

Condition: • [Stains](#)

Implication(s): Cosmetic defects

Task: Repair or replace

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Task: Repair or replace

DOORS \ Doors and frames

Condition: • [Loose or poor fit](#)

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Implication(s): Chance of damage to finishes and structure

Task: Repair

STAIRS \ General

Condition: • Stairs have open risers.

Location: Lobby

Task: Improve

STAIRS \ Guardrails

Condition: • Inadequate by current standards.

Task: Improve

EXHAUST FANS \ Exhaust duct

Condition: • [Poor termination location](#)

Bathroom exhaust fans: Recommend vent to exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Improve

Time: Immediate



12. Poor termination location

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Not vented to exterior

Vents to attic.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Immediate

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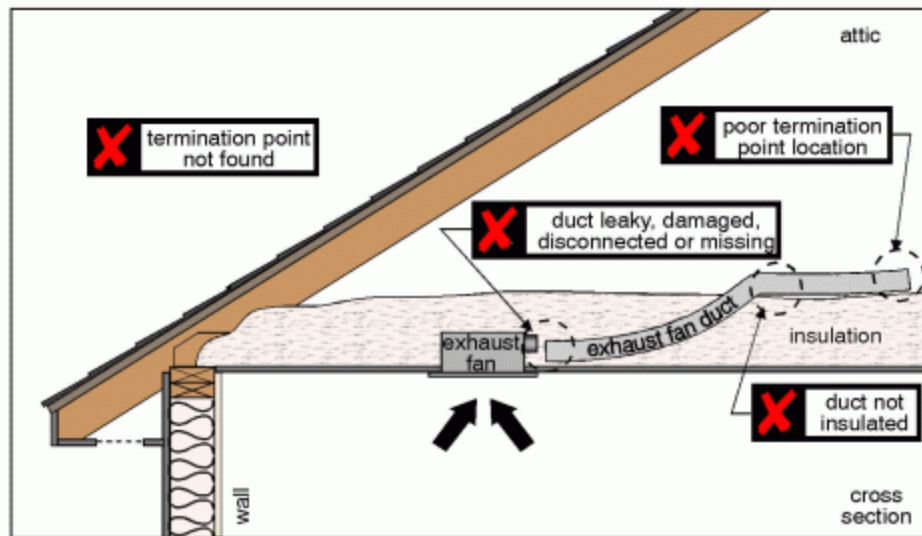
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Exhaust fan conditions



[Click on image to enlarge.](#)

More Info

General

- Fire suppression system not included in building inspection. Recommend review of system.

Task: Further evaluation

Time: Immediate



13.

- Recommend contacting the City of Eastpointe to review the building history and to determine if certifications, updating and inspections will be required.

Task: Further evaluation

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Time: Immediate

- Recommend obtaining contractor proposals for all repair items.

Task: Further evaluation

Time: Immediate

Radon

General

- Recommend performing radon testing to determine levels.

Implication(s): Health issues.

Task: Further evaluation

Time: Immediate

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 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 specialists.

[Home Improvement - ballpark costs](#)

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Limitations

Roof inspection limited/prevented by: • Not included in building inspection.

Recommendations

RECOMMENDATIONS \ Overview

1. Condition: • Recommend inspecting roof shingles and related items.

Task: Further evaluation

Time: Immediate

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Description

General: • Exterior Images



14.



15.



16.



17.

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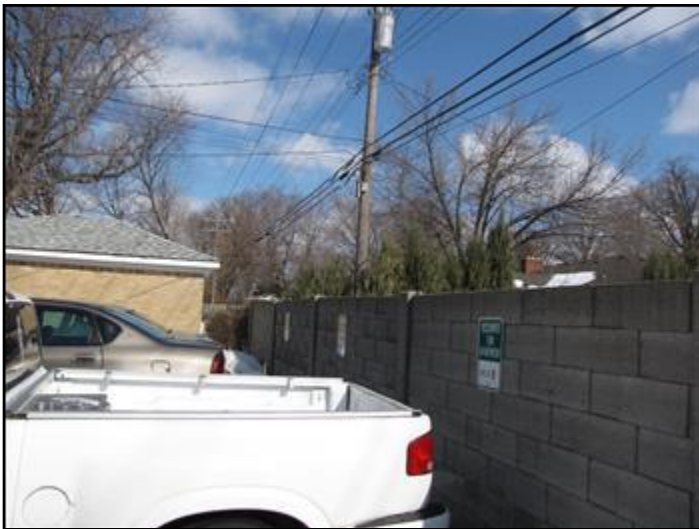
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34.



35.

General: • Landscape sprinklers present.



36. Landscape sprinklers present.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Soffit and fascia: • [Aluminum](#) • [Vinyl](#)

Driveway: • Concrete

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Walkway: • Concrete

Porch: • Concrete

Fence: • Pre cast panels

Limitations

General: • Storm drainage system not included in building inspection.

General: • Landscape sprinklers not included in building inspection.

Inspection limited/prevented by: • Snow

Recommendations

General

2. • Recommend evaluation of storm water drainage system.

Task: Further evaluation

Time: Immediate

3. • Recommend re inspection after snow is gone.

Task: Further evaluation

WALLS \ Flashings and caulking

4. **Condition:** • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Service

WALLS \ Brick, stone and concrete

5. **Condition:** • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Task: Repair

Time: Immediate

LANDSCAPING \ Driveway

6. **Condition:** • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Task: Repair or replace

7. **Condition:** • [Improper slope or drainage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Improve

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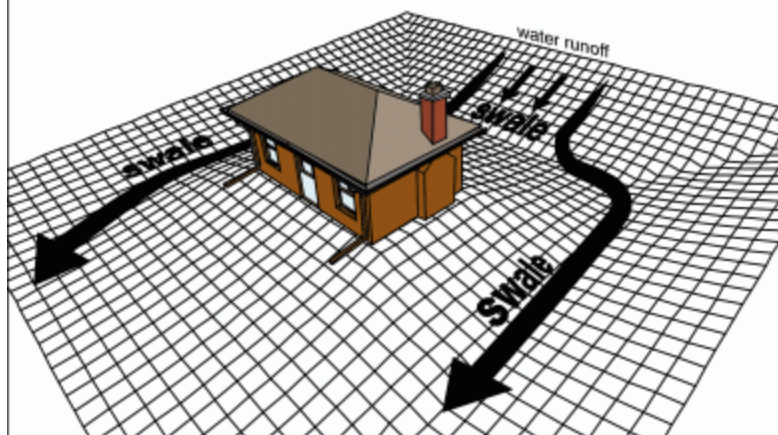
Recommended grading slopes



[Click on image to enlarge.](#)

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)

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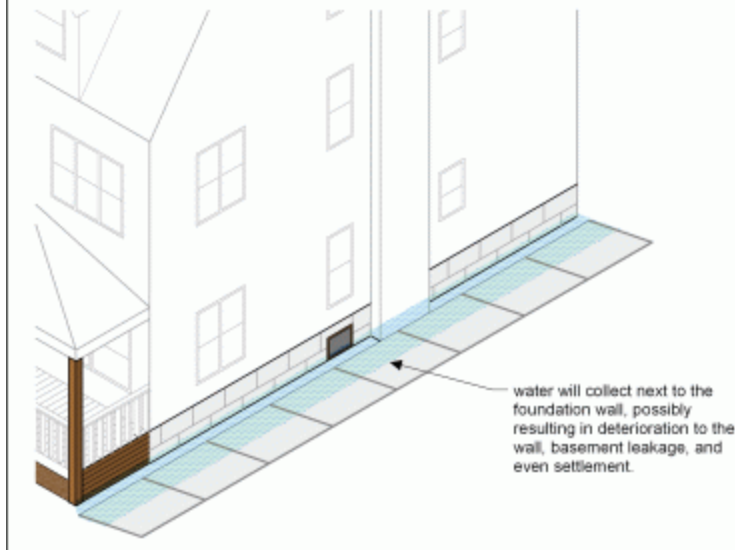
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Walk/patio sloping toward house



[Click on image to enlarge.](#)

LANDSCAPING \ Fence

8. Condition: • Damaged screen wall at rear of property.

Task: Repair

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Description

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction:

• [Joists](#)



37. Joists

- Masonry columns
- Steel beams
- Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Rafters/roof joists](#)



39. Rafters/roof joists



38. Joists



40. Rafters/roof joists

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- [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage

Attic/roof space: • Entered but access was limited

Recommendations

FOUNDATIONS \ Foundation

9. Condition: • [Settled](#)

Extensive settlement noted. This includes the basement and crawl space area. Suspect movement will continue. Repairs could be extensive to stabilize and correct prior movement. Recommend review by a professional engineer that specializes in structures.

Implication(s): Chance of structural movement

Task: Further evaluation

Time: Immediate



41. Settled



42. Settled

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43. Settled



44. Settled



45. Settled



46. Settled

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47. Settled



48. Settled



49. Settled

10. Condition: • [Cracked horizontally](#)

Implication(s): Chance of structural movement

Task: Repair

Time: Immediate

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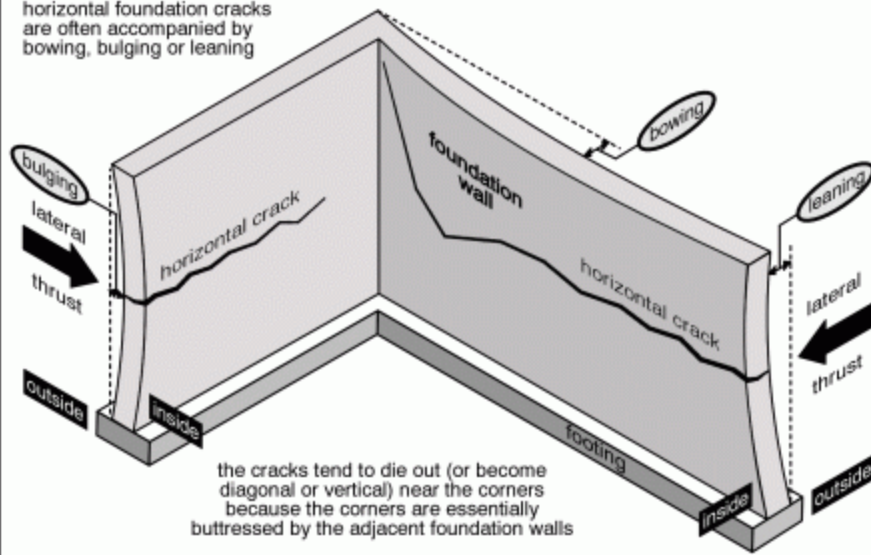
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Foundation movement associated with horizontal cracks

horizontal foundation cracks are often accompanied by bowing, bulging or leaning



[Click on image to enlarge.](#)

FLOORS \ Joists

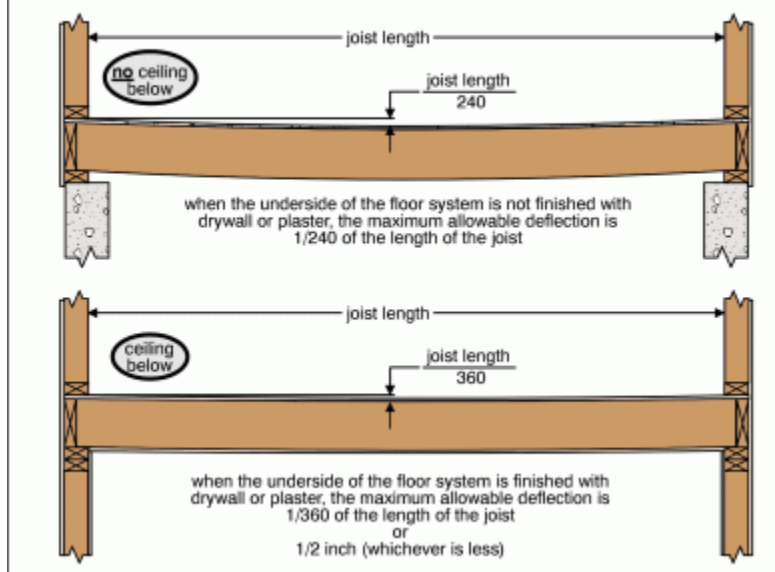
11. Condition: • [Sag or springy](#)

Implication(s): Chance of structural movement | Bouncy, springy floors

Task: Repair

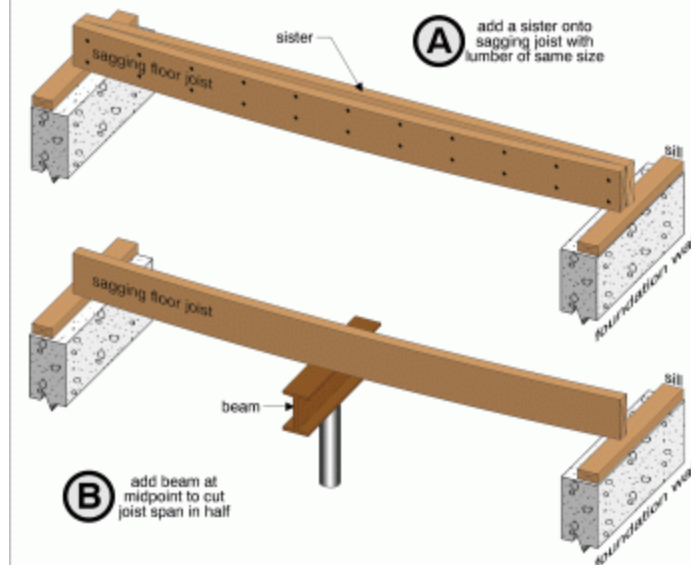
Time: Immediate

Allowable floor deflections



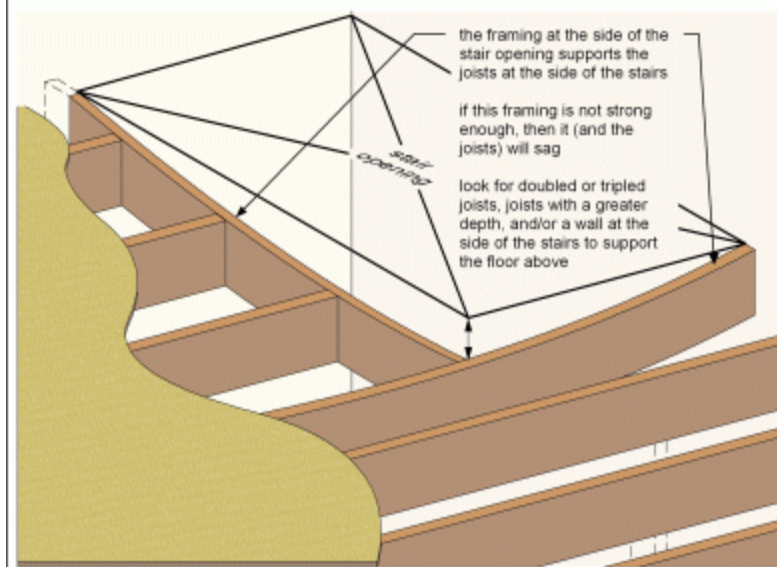
[Click on image to enlarge.](#)

Two methods for improving sagging joists



[Click on image to enlarge.](#)

Excessive sagging around under-framed stair openings



[Click on image to enlarge.](#)

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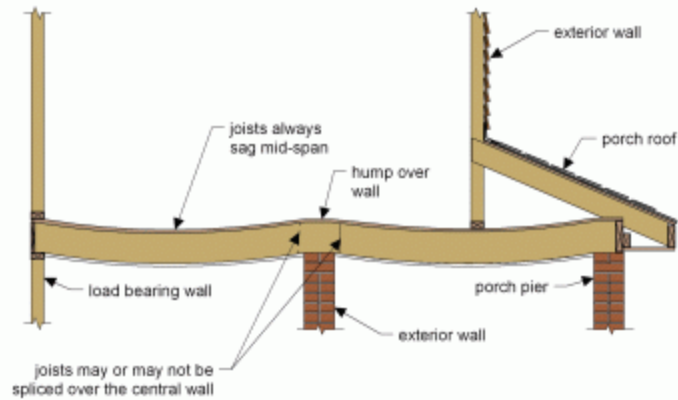
SITE INFO

RADON

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Hump in floor due to joists extending over solid masonry wall



[Click on image to enlarge.](#)

Description

Service entrance cable and location:

- [Overhead](#)



50. Overhead



51. Overhead



52. Overhead

System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location:

- [Breakers - basement](#)

ELECTRICAL

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53. Breakers - basement



54. Breakers - basement



55. Breakers - basement



56. Breakers - basement

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Aluminum to major appliances](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No AFCI

Smoke detectors: • Some present (Incomplete)

Carbon monoxide (CO) detectors: • None noted

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Limitations

Inspection limited/prevented by: • No receptacles or lights operated. • Panel covers (dead fronts) not removed. • Attic: Limited access.

Inspection limited/prevented by: • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

General

12. • Service disconnects are blocked by doors and storage.

Implication(s): Safety issue

Task: Improve

Time: Immediate

13. • Recommend a detailed review of the electrical system by a licensed electrician.

Task: Further evaluation

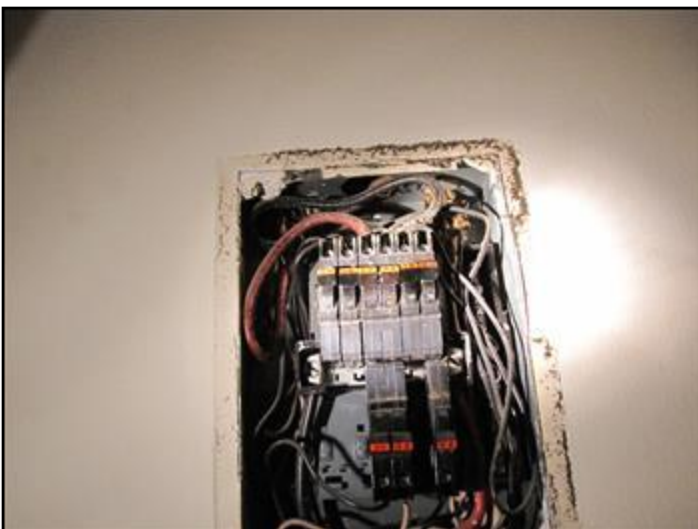
Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Service box

14. **Condition:** • [Federal Pacific Panels utilized. These panels are linked with fire concerns. See attached link. Have panels reviewed by a licensed electrician. Replace panels if recommended.](#)

Task: Further evaluation

Time: Immediate



57.



58.

DISTRIBUTION SYSTEM \ Smoke detectors

15. **Condition:** • Inadequate smoke detectors. Review and comply with requirements by local municipality.

Implication(s): Safety issue

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Task: Improve

Time: Immediate

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Description

General: • Thermostat: Mechanical

Note: Located in each unit

General: • [Link to filter descriptions](#)

Fuel/energy source:

- [Gas](#)



59. Gas

System type:

- [Hot water radiant heat](#)



60. Hot water radiant heat



61. Hot water radiant heat

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62. Hot water radiant heat



63. Hot water radiant heat

Heat distribution: • [Baseboards](#)

Efficiency: • [Conventional](#)

Approximate age: • [50 years](#)

Typical life expectancy: • Boiler (cast iron) 25 to 50 years

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • Single wall

Fireplace: • None present

Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#)

Combustion air source: • Interior of building

Limitations

Inspection prevented/limited by: • The following is not included in building inspection due to client restrictions: Chimney, vent, zone valves, control wiring, fuel leaks and carbon monoxide testing.

Inspection prevented/limited by: • Top of chimney too high to see well

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

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Recommendations

General

16. • Recommend further evaluation of heating system.

Task: Further evaluation

Time: Immediate

GAS HOT WATER BOILER \ Life expectancy

17. **Condition:** • [Old](#)

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

Task: Monitor

Time: Unpredictable

GAS HOT WATER BOILER \ Radiators, convectors and baseboards

18. **Condition:** • [Damaged baseboard fins](#)

Also cabinet damage

Implication(s): Increased heating costs | Reduced comfort

Task: Repair

COOLING & HEAT PUMP

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Description

General: • No central air conditioning present...

Air conditioning type: • Wall units present in each unit

Compressor type: • Electric

Limitations

Inspection limited/prevented by: • As per client units are not included in building inspection.

Recommendations

RECOMMENDATIONS \ Overview

19. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)



64. Glass fiber

Attic/roof ventilation: • [Roof vent](#) • [Soffit vent](#)

Attic/roof air/vapor barrier: • Not determined

Wall insulation material: • Not visible

Floor above basement/crawlspace insulation material: • None noted

Crawlspace ventilation: • [Wall Vents](#)

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • By entering attic, but access was limited

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

20. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Time: Discretionary

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Description

Water supply source:

- Public



65. Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater fuel/energy source: • [Gas](#)

Water heater type:

- [Conventional](#)



66. Conventional



67. Conventional

PLUMBING

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68. Conventional

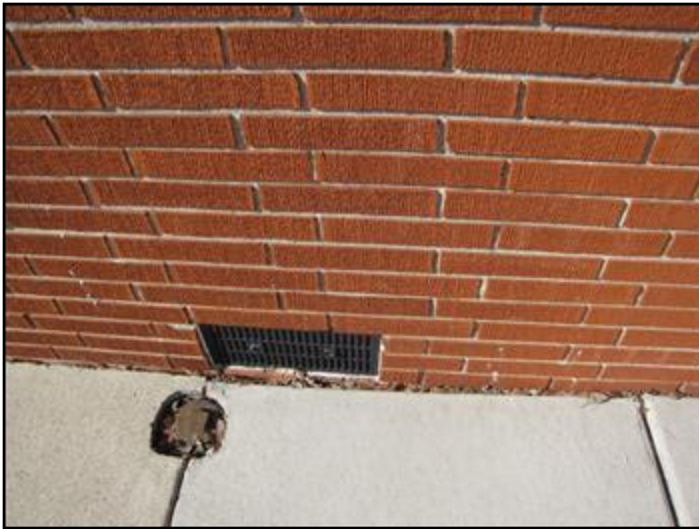
Tank capacity: • 80 Gallons

Water heater approximate age: • 20 years

Typical life expectancy: • 8 to 12 years

Waste disposal system:

- [Public](#)



69. Public



70. Public

Waste piping in building: • [PVC plastic](#) • [Copper](#) • [Cast Iron](#)

Pumps:

- [Sump pump](#)



71. Sump pump



72. Sump pump

Gas piping: • Steel

Limitations

General: • No fixtures operated.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

Recommendations

General

21. • Recommend a full review of waste and potable water systems by a licensed plumber.

Task: Further evaluation

Time: Immediate

22. • Recommend a sewer inspection.

Implication(s): Concealed defects

WATER HEATER \ Life expectancy

23. **Condition:** • [Old](#)

Implication(s): No hot water

Task: Monitor

Time: Unpredictable

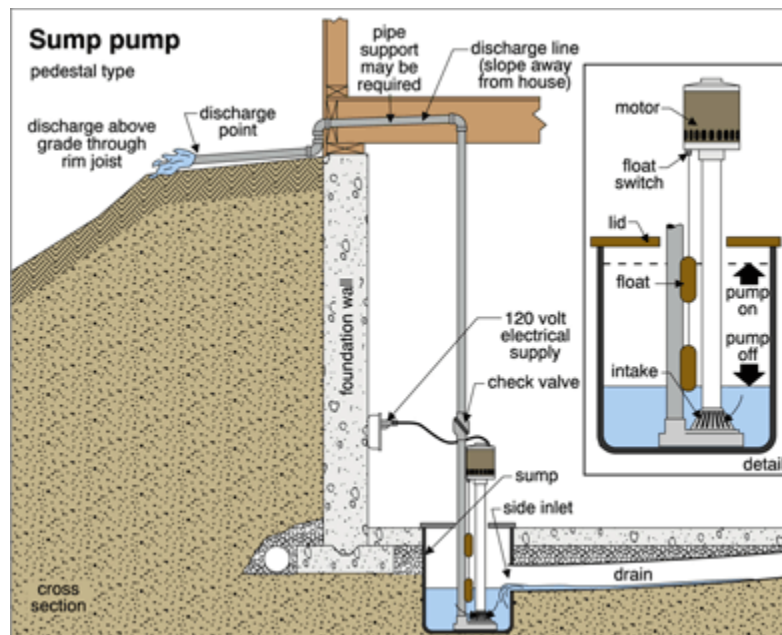
WASTE PLUMBING \ Sump pump

24. **Condition:** • [Inoperative](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Repair or replace

Time: Immediate



[Click on image to enlarge.](#)

FIXTURES AND FAUCETS \ Bathtub

25. Condition: • Recommend installing 'anti scald' style diverters.

Implication(s): Safety issue

Task: Improve

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Description

General: • Lobby



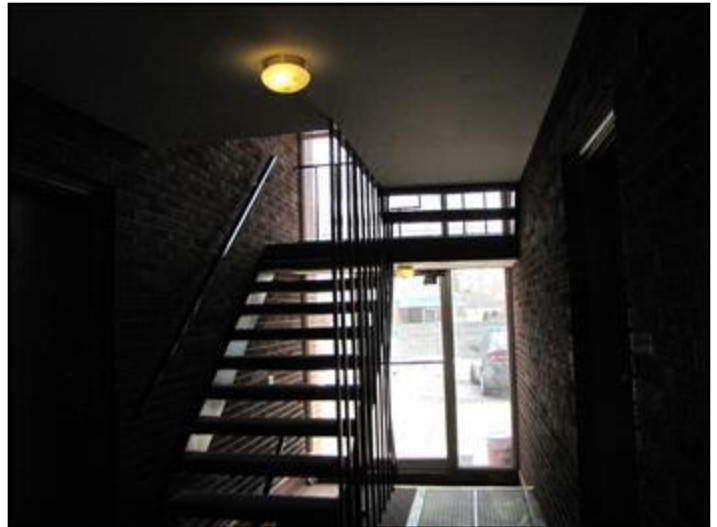
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General: • Unit 1

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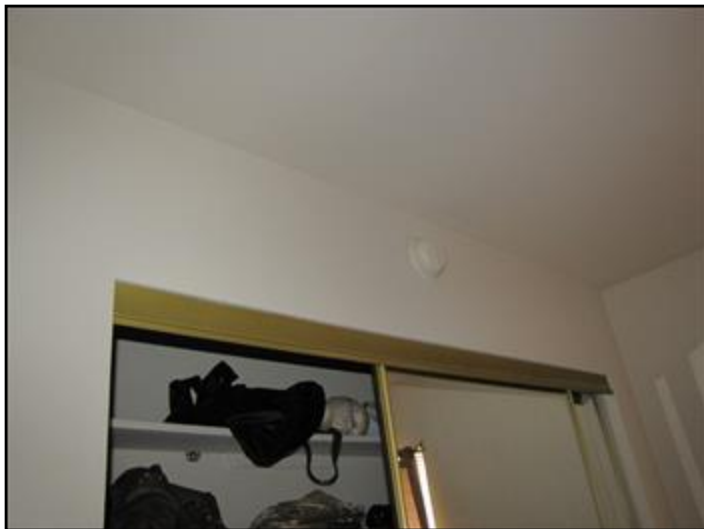
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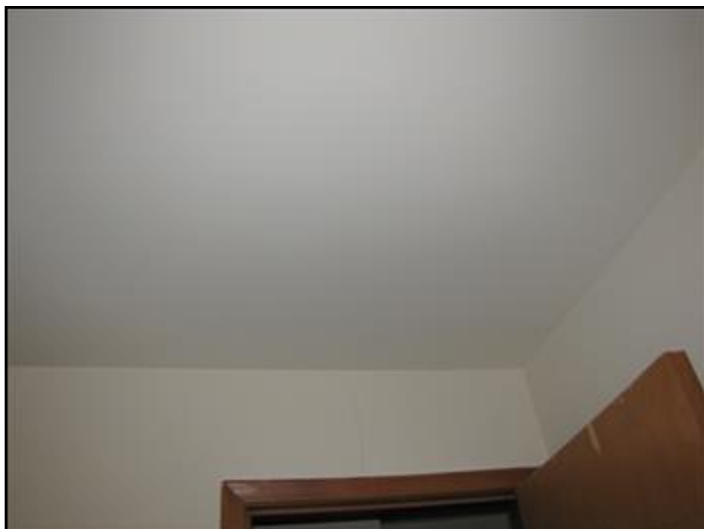
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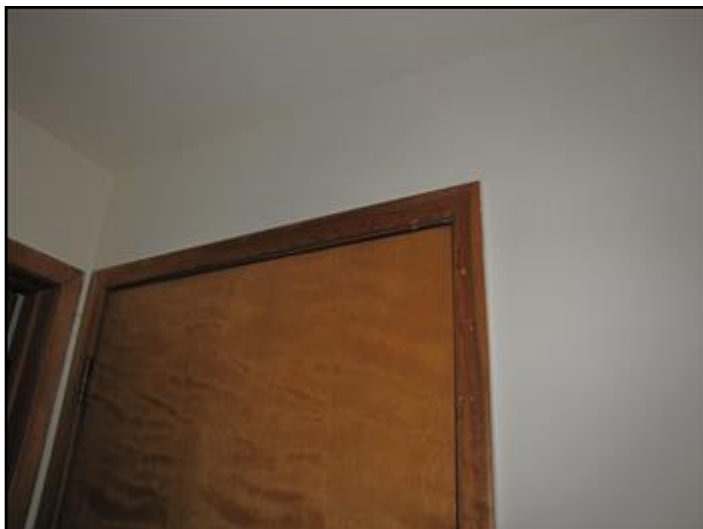
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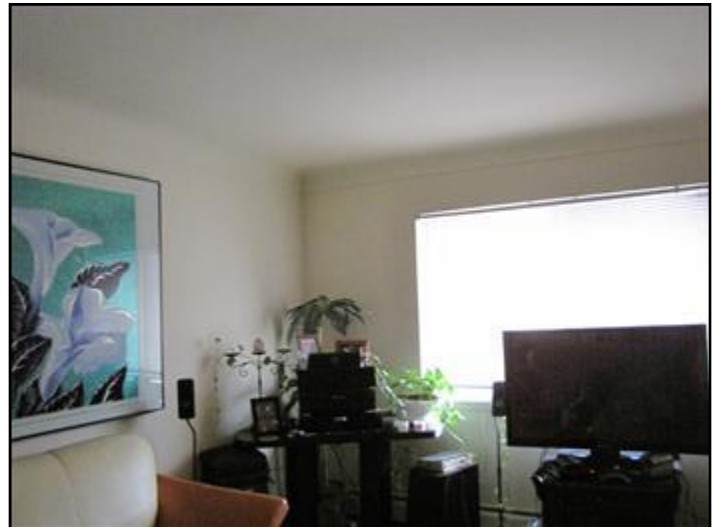


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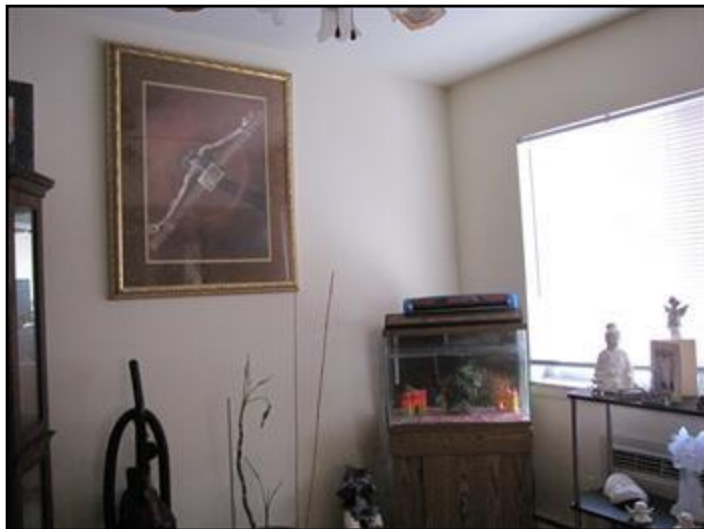
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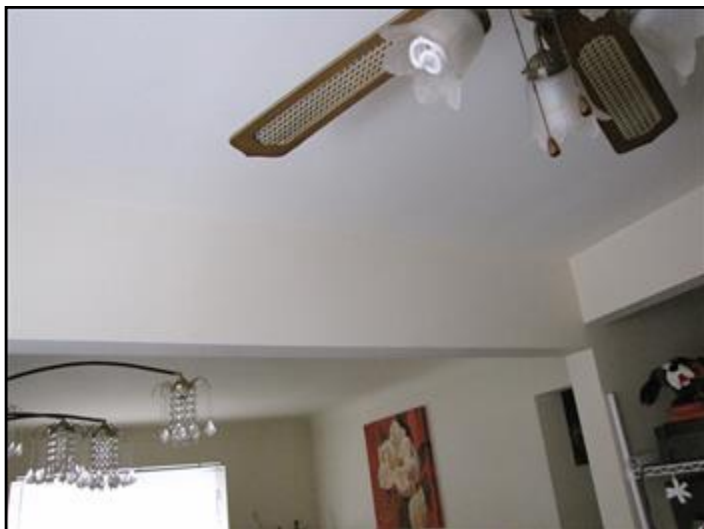
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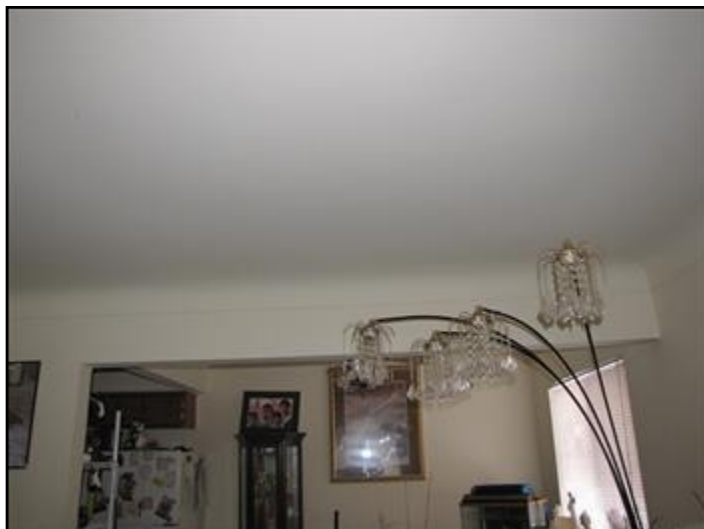
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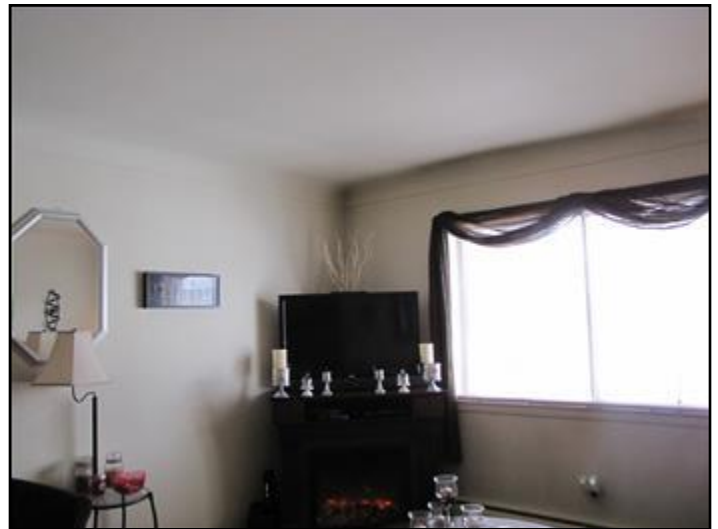
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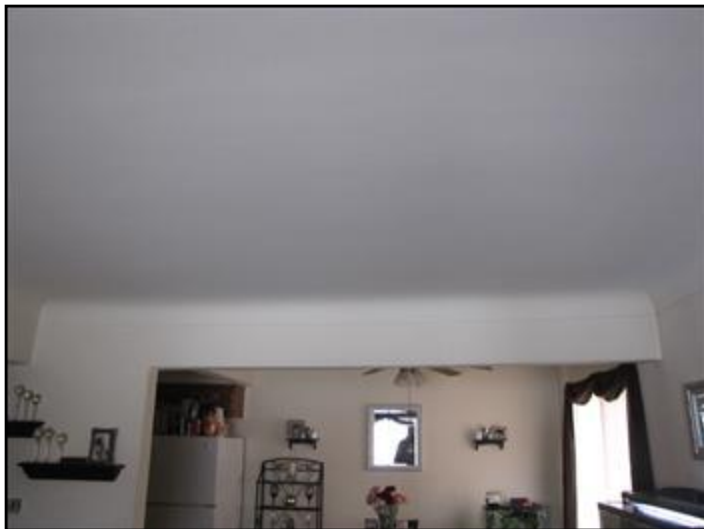
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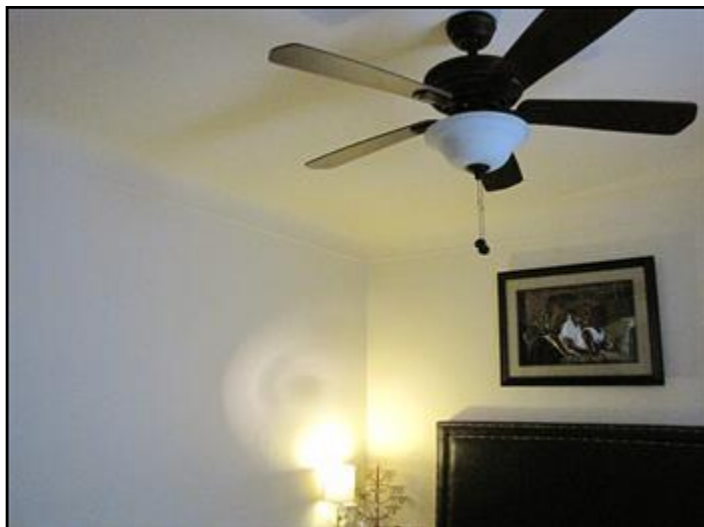
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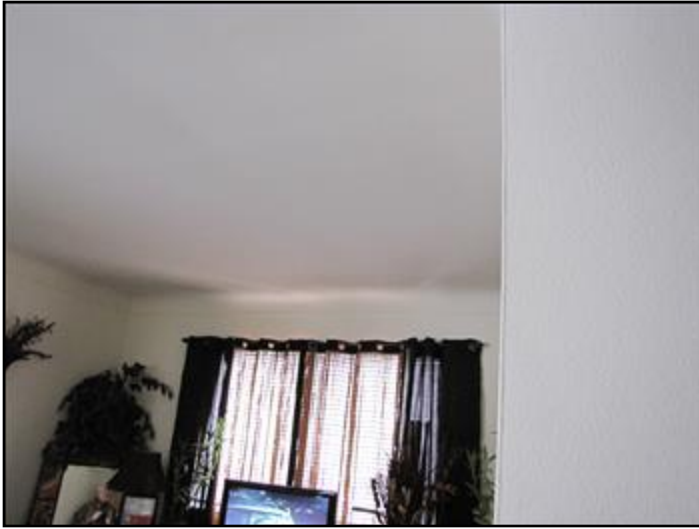
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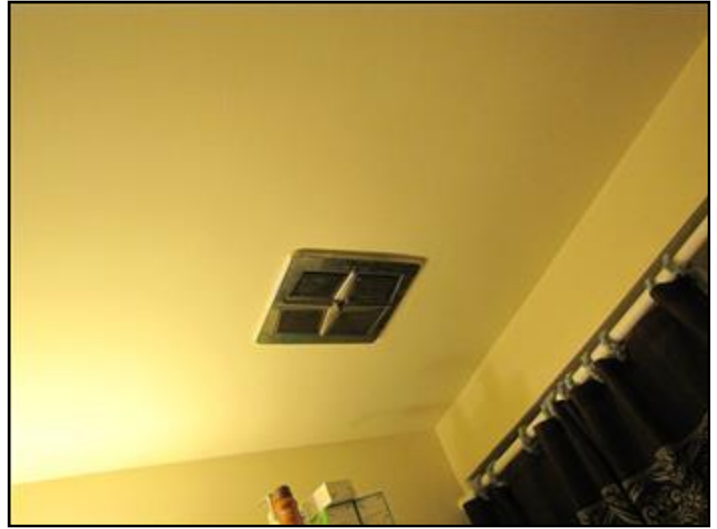
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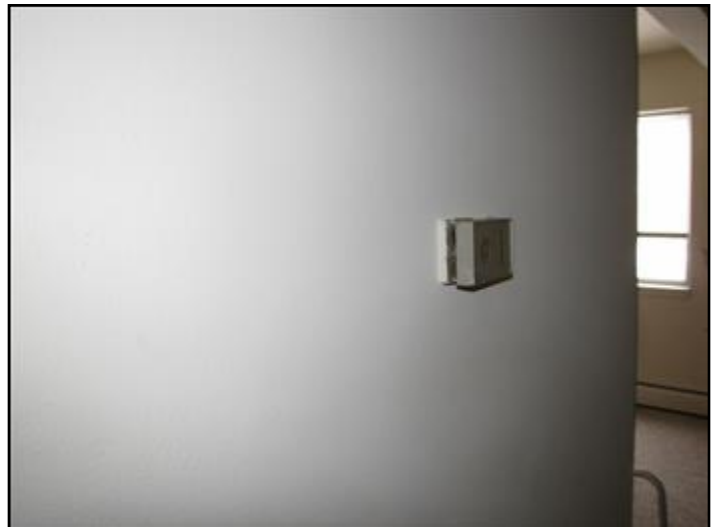
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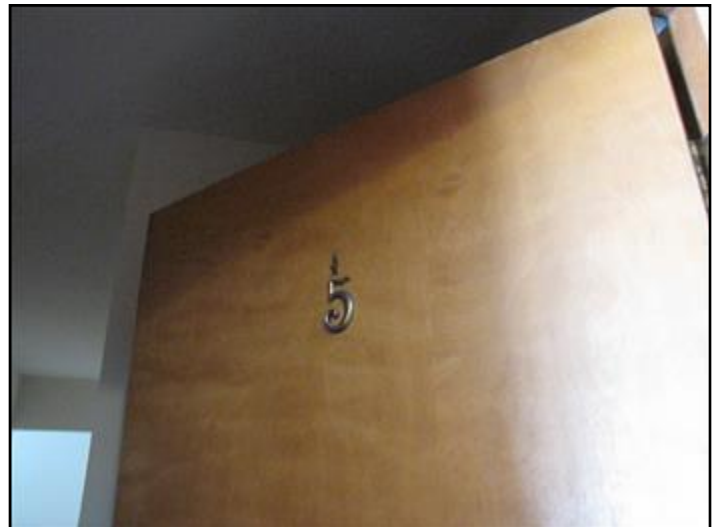
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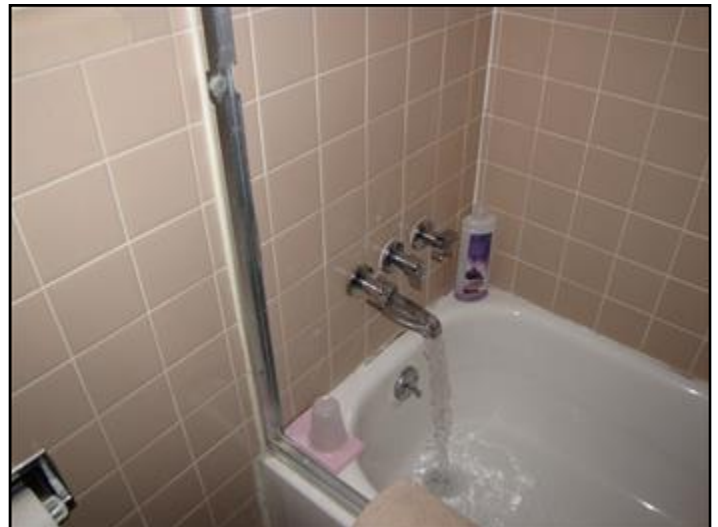
181.



182.



183.



184.

INTERIOR

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185.



186.



187.



188.

Major floor finishes: • [Carpet](#) • [Ceramic](#) • Vinyl

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows:

• [Sliders](#)

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189. Sliders

- Vinyl

Exterior doors - type/material:

- [Wood](#)

Individual units

- [Metal](#)

Range fuel: • Electricity

Appliances: • Cook Top - Electric

Laundry facilities: • Laundry Images

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • 120-Volt outlet

Stairs and railings: • Inspected

Limitations

General: • Windows not operated

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Timer and thermostat accuracy not determined

Appliances: • Appliances are not inspected as part of a building inspection • Appliances are not moved during an inspection

Basement leakage: • Cannot predict how often or how badly basement will leak • Storage in basement limited inspection

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Recommendations

General

26. • General wear and tear noted.

Task: Repair

27. • Boiler and hot water tank located in a common unsecured area.

Implication(s): Safety issue

Task: Improve

FLOORS \ Carpet on floors

28. **Condition:** • [Stains](#)

Implication(s): Cosmetic defects

Task: Repair or replace

WINDOWS \ Glass (glazing)

29. **Condition:** • [Cracked](#)

Implication(s): Cosmetic defects | Physical injury

Task: Repair or replace

DOORS \ Doors and frames

30. **Condition:** • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Task: Repair

STAIRS \ General

31. **Condition:** • Stairs have open risers.

Location: Lobby

Task: Improve

STAIRS \ Guardrails

32. **Condition:** • Inadequate by current standards.

Task: Improve

EXHAUST FANS \ Exhaust duct

33. **Condition:** • [Poor termination location](#)

Bathroom exhaust fans: Recommend vent to exterior.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Improve

Time: Immediate



190. Poor termination location

EXHAUST FANS \ Kitchen range exhaust system

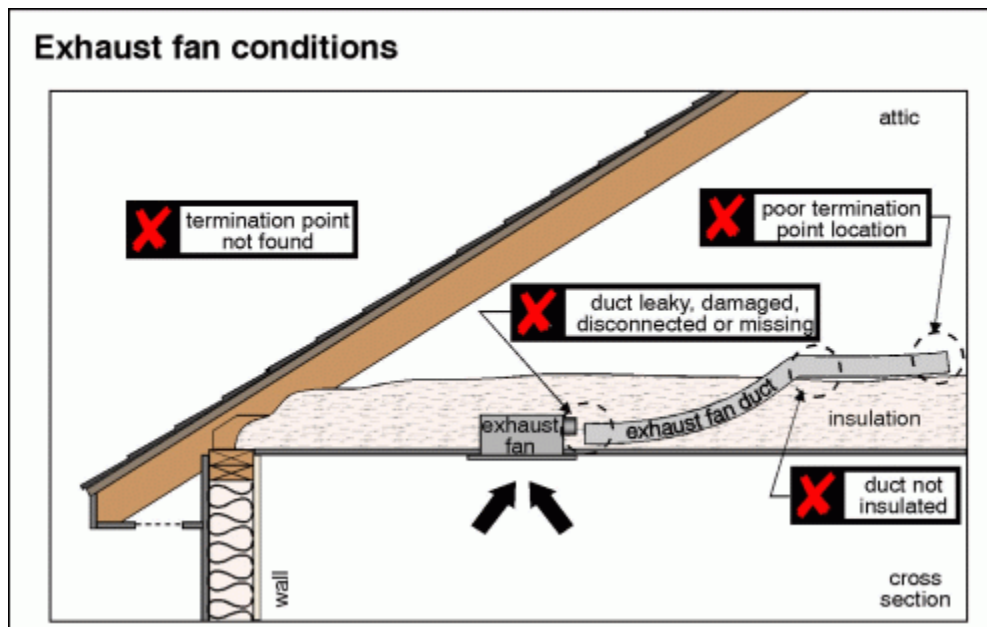
34. Condition: • Not vented to exterior

Vents to attic.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)

MORE INFO

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Description

General: • Inspection is not considered a code compliance inspection.

General: • Security System Present: No.

General: • Incinerator present: Yes // Not included in building inspection.



191.



192.

Recommendations

General

35. • Fire suppression system not included in building inspection. Recommend review of system.

Task: Further evaluation

Time: Immediate



193.

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36. • Recommend contacting the City of Eastpointe to review the building history and to determine if certifications, updating and inspections will be required.

Task: Further evaluation

Time: Immediate

37. • Recommend obtaining contractor proposals for all repair items.

Task: Further evaluation

Time: Immediate

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Description

Weather: • Clear • There was snow on the ground. • There was snow on the roof.

Approximate temperature: • 20°

Attendees: • Buyer • Seller • Buyer's Agent

Access to home provided by: • Seller

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate date of construction: • 1964

Building type:

• Apartment
8 unit

Below grade area: • Basement • Crawlspc

Area: • Suburb

Street type: • Residential

Street surface: • Paved

Limitations

General: • No building history provided for review.

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Description

General: • [EPA Radon Link](#)

Limitations

General: • Radon testing not included in building inspection.

Recommendations

General

38. • Recommend performing radon testing to determine levels.

Implication(s): Health issues.

Task: Further evaluation

Time: Immediate

END OF REPORT

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SERVICES

- PRE PURCHASE INSPECTIONS
- **FHA 203 K WORK WRITE UPS**
- PRE-LISTING INSPECTIONS
- PARTIAL INSPECTIONS (ROOF, FOUNDATION, ETC.)
- RESIDENTIAL APPRAISALS
- CONSTRUCTION WORK ESTIMATES
- MOLD EVALUATION
- ASBESTOS EVALUATION
- RADON EVALUATION
- FHA INSPECTIONS
- WELL INSPECTIONS
- DRAINFIELD INSPECTIONS
- WOOD DESTROYING INSECT INSPECTIONS
- COMMERCIAL INSPECTIONS
- MANUFACTURED HOUSING INSPECTIONS
- NEW CONSTRUCTION INSPECTIONS



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WHAT IS A PRE PURCHASE INSPECTION?

A PRE PURCHASE INSPECTION IS A VISUAL EXAMINATION OF THE PHYSICAL STRUCTURE AND SYSTEMS OF A HOME.

NO HOUSE OR CONDOMINIUM WILL EVER "PASS" OR "FAIL" THIS TYPE OF INSPECTION. RATHER, IT IS DESIGNED TO EDUCATE THE BUYER ABOUT THE CONDITIONS OF THE PROPERTY. IF YOU ARE THINKING OF BUYING A HOUSE OR CONDOMINIUM, YOU SHOULD HAVE IT INSPECTED BEFORE THE FINAL PURCHASE BY AN EXPERIENCED AND IMPARTIAL PROFESSIONAL INSPECTOR. HELPING TO AVOID UNKNOWN REPAIR EXPENDITURES IS WHY MANY HOME BUYERS ARE INSISTING ON PROFESSIONAL HOME INSPECTIONS. THE COST OF THE INSPECTION HAS THE POTENTIAL TO BE REFUNDED MANY TIMES

What skills should an inspector possess?

AN INSPECTOR IS A JACK OF ALL TRADES AND SHOULD POSSESS AN EDUCATION IN A BUILDING RELATED FIELD (SUCH AS ENGINEERING OR ARCHITECTURE), HAVE EXTENSIVE DIRECT CONSTRUCTION EXPERIENCE AND HAVE EXTENSIVE INSPECTION EXPERIENCE.

BOTTOM LINE, YOU ARE PAYING FOR THE EXPERIENCE LEVEL OF THE INSPECTOR.



WHAT DOES A PRE PURCHASE INSPECTION INCLUDE?

THE DETAILED INSPECTION INCLUDES A VISUAL INSPECTION OF ALL MAJOR SYSTEMS AS PER ASHI GUIDELINES AND A WRITTEN REPORT. THE INSPECTION TYPICALLY LAST BETWEEN 2 TO 3 HOURS.

ARE INSPECTORS REQUIRED TO BE LICENSED?

THE STATE OF MICHIGAN DOES NOT REQUIRE LICENSING TO PERFORM PRE PURCHASE INSPECTIONS. SO IT IS VERY IMPORTANT TO KNOW THE BACKGROUND OF YOUR INSPECTOR.

IF FHA FINANCING IS UTILIZED SHOULD I STILL OBTAIN A PRE PURCHASE INSPECTION?

YES. THE INSPECTION UTILIZED FOR FHA FINANCING SHOULD NOT BE CONSIDERED A PRE PURCHASE INSPECTION. THE APPRAISER MAY NOT EVEN POSSESS A CONSTRUCTION BACKGROUND.

CHRISTOPHER J. DAGGY

- ♦ Civil Engineer
- ♦ FHA 203K Consultant
- ♦ State Licensed Appraiser
- ♦ Performed over 14,000 inspections
- ♦ Performed over \$200 million in construction projects in the following capacities: Engineer, Architect, Project Manager, Site Supervisor.
- ♦ Over 20 years of direct inspection experience.

CELL: (248) 867-4132

Email: CDaggy@PropertyInspectionEngineers.biz

MONEY BACK GURANTEE*

*IF THE CLIENT IS DISSATISFIED WITH THE THOROUGHNESS OF THE INSPECTION OR THE COMPETENCY OF THE INSPECTOR, THEN THE INSPECTION IS FREE (MUST BE AT TIME OF INSPECTION).

PLEASE VISIT OUR WEBPAGE...
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Pre Purchase Inspection Price List

Under 1000 sq.ft.	\$250
1000—1500 sq.ft.	\$270
1501—2000 sq.ft.	\$290
2001—2500 sq.ft.	\$310
2501—3000 sq.ft.	\$330
3001—3500 sq.ft.	\$350
3501—4000 sq.ft.	\$370

Deduct \$20 for slab foundation

Deduct \$40 for attached condominium

Counties Served

* Oakland * Macomb * Wayne *
* Livingston * Genesee * Lapeer *
* Washtenaw * Saint Clair *

Mailing Address

PO Box 2395

Birmingham, MI 48012-2395

Office:

(248) 644-8798

Fax:

(248) 644-8947

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Property Inspection Engineers



Appraisals and Inspections

Christopher J. Daggy

Civil Engineer / State Licensed Appraiser / 203K Consultant

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PROPERTY INSPECTION ENGINEERS

Background – Christopher J Daggy

Education:

- B.S. in Civil Engineering from Lawrence Technological University.
- Double Major: B.S. in Architecture (Several classes required to complete).
- Extensive continuing education classes in real estate, appraising and inspecting.

Work Experience:

- Completed over \$200 million in construction projects:
 - Projects include residential, commercial, industrial, and institutional.
 - Positions held: Site Supervisor, Project Manager, Architect, and Engineer.
- Residential Appraiser and Inspector since 1989:
 - Inspected and appraised over 20,000 structures.
- FHA 203k Consultant:
 - Perform cost estimates for residential rehabilitation loans.
- Expert witness for construction and appraisal conflicts.

Professional Organizations (past and present):

- American Society of Civil Engineers
- American Concrete Institute
- American Society of Home Inspectors
- National Association of Home Inspectors
- Federation of Real Estate Appraisers



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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