



Home Inspection Report

3287 Leslie

Detroit, MI

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Market Ready Real Estate

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

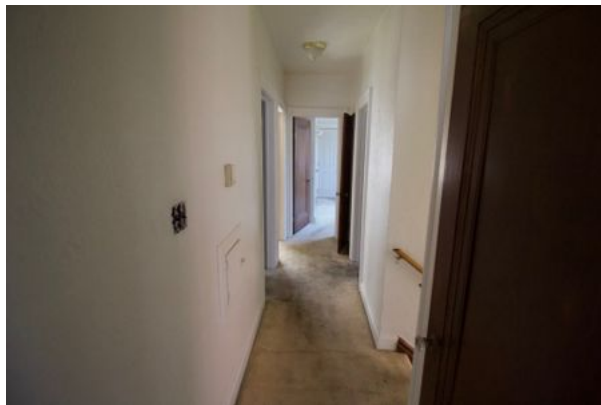
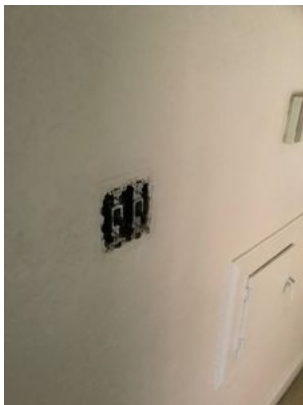
Living Room: Electrical

At the time of the inspection, there was no cover on the electrical switches in the front foyer. Correction recommended.



Notes

Upstairs hallway, light switch does not have a cover. They supposed to safety concern. Repair recommended.



Repair or Replacement Needed

Roofing: Gutters & Downspouts

At the time of the inspection, the back downspout runoff was directly on the foundation. Correction recommended.



Bathrooms: Bathroom Half Bath: Sink(s)

At the time of the inspection, the water could not be turned on in the bathroom sink. Further evaluation by a competent professional recommended.



Bathrooms: Bathroom Half Bath: Toilet

At the time of inspection the water could not be turned on to the toilet. Further evaluation by competent professional recommended.

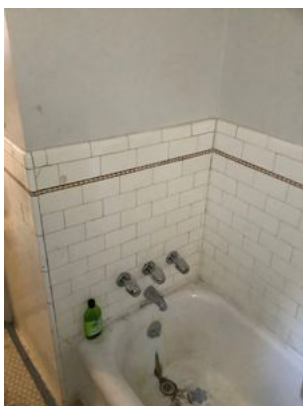
Bathrooms: Bathroom Half Bath: GFCI Protection

At the time of the inspection, the bathroom had no GFCI. The hot and neutral wires were reversed in the electrical outlet. There was also no cover for the electrical socket and the light was not properly attached. Correction recommended.



Bathrooms: Bathroom Full Bath: Shower

The diverter is in the state of disrepair. Water is coming from the upstairs bathroom when the shower runs. Correction recommended.



Dining Room: Electrical

At the time of the inspection, the electrical sockets and lights were not working in the room. Correction recommended.

Back Room: Ceiling and Walls

During the time of the inspection, the back room had discoloration in the back wall. This is a sign of leakage in this area. Repair recommended.



Back Room: Electrical

At the time of the inspection, the lights were not working. Correction recommended.

Bedrooms: Bedroom #1: Electrical

At the time of the inspection, the smoke detector was not properly attached. Correction recommended.



The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Marginal

Vegetation

Generally Maintained

Condition: Marginal

Driveway

Concrete

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Steps/Stoops

Concrete

Condition: Satisfactory

Patios/Decks

Concrete

Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Overview



Exterior Covering

Brick, Vinyl Siding

Condition: Satisfactory

Exterior Trim Material

Aluminum

Condition: Satisfactory

Windows

Wood, Vinyl

Condition: Satisfactory

Entry Doors

Wood, Steel

Condition: Marginal

Balconies

Wood

Condition: Satisfactory

Railings

Metal

Condition: Satisfactory

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars

Roof Design

Gable

Roof Covering

Shingles

Condition: Satisfactory

Photo Of Each Roofing Type



Chimney

Masonry

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Comment 1

Repair or Replacement Needed

At the time of the inspection, the back downspout runoff was directly on the foundation. Correction recommended.



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Overview Photos Of Basement



Foundation Material

Brick

Condition: Marginal

Signs of Water Penetration

Dampness

Condition: Marginal

Comment 2

Monitor Condition

At the time of the inspection, the inspector noticed a paint discoloration about 1 foot from the floor on the walls, consistent in two of the rooms that were not painted. This shows signs of flooding in the past. Recommend monitoring the condition as it might have been corrected.



Floor Structure

Wood Frame

Condition: Marginal

Subflooring

Solid Wood Plank

Condition: Marginal

Wall Structure

Wood Frame

Condition: Marginal

Attic

Attic Entry

Hallway

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

Insulation

Fiberglass Batts

Condition: Satisfactory

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Meter Box

Service Panel Location

Basement

Photo of Panel**Service Line Material**

Copper

Condition: Satisfactory

Service Voltage

240 volts, 120 volts

Service Amperage

100 amps

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

HVAC System Type

Boiler

Thermostat

Analog

Condition: Marginal

Photo of Thermostat



Thermostat Location

Dining Room

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Basement

Type of Equipment

Boiler

Condition: Further Evaluation Required

Comment 3 Information

During the inspection the boiler could not be fully inspected. The owner of the property had left the premises by time the inspector got to inspect the boiler. It is advised to ask the owner of the house if the boiler is fully operational.

Photo of Furnace Operating



Heating Fuel

Gas

Condition: Marginal

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Galvanized

Condition: Satisfactory

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

Cast Iron

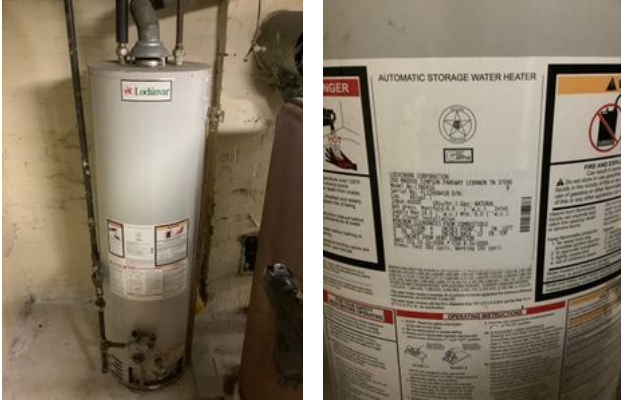
Condition: Satisfactory

Sump Pump

Not Present

Water Heater

Photo of Water Heater



Fuel

Natural Gas

Capacity

40 gal

Approximate Age

2006

Fuel Disconnect

In Same Room

Bathroom Half Bath

Location

First floor

Overview Photos of Bathroom



Sink(s)

Single Vanity

Condition: Repair or Replace

Comment 4

Repair or Replacement Needed

At the time of the inspection, the water could not be turned on in the bathroom sink. Further evaluation by a competent professional recommended.



Toilet

Standard Tank

Condition: Satisfactory

Comment 5

Repair or Replacement Needed

At the time of inspection the water could not be turned on to the toilet. Further evaluation by competent professional recommended.

Floor

Tile

Condition: Marginal

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets, Lights

Condition: Repair or Replace

Comment 6

Repair or Replacement Needed

At the time of the inspection, the bathroom had no GFCI. The hot and neutral wires were reversed in the electrical outlet. There was also no cover for the electrical socket and the light was not properly attached. Correction recommended.



Bathroom Full Bath

Location

Upstairs

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

In Tub

Condition: Repair or Replace

Comment 7

Repair or Replacement Needed

The diverter is in the state of disrepair. Water is coming from the upstairs bathroom when the shower runs. Correction recommended.



Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Satisfactory

Shower Walls

Stone

Condition: Satisfactory

Tub Surround

Vinyl / ABS

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Not Present

Living Room

Overview Photos of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Satisfactory

Electrical

Switches and Outlets

Condition: Repair or Replace

Comment 8

Safety Concern

At the time of the inspection, there was no cover on the electrical switches in the front foyer. Correction recommended.



Windows

Single Hung

Condition: Marginal

Doors

Hinged

Condition: Marginal

Dining Room

Overview Photos Of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Marginal

Electrical

Switches and Outlets, Light Fixture

Condition: Repair or Replace

Comment 9

Repair or Replacement Needed

At the time of the inspection, the electrical sockets and lights were not working in the room. Correction recommended.

Windows

Single Hung

Condition: Satisfactory

Doors

Not Present

Overview Photos Of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Further Evaluation Required

Comment 10

Repair or Replacement Needed

During the time of the inspection, the back room had discoloration in the back wall. This is a sign of leakage in this area. Repair recommended.



Electrical

Switches and Outlets, Light Fixture

Condition: Repair or Replace

Comment 11

Repair or Replacement Needed

At the time of the inspection, the lights were not working. Correction recommended.

Windows

Double Hung

Condition: Satisfactory

Doors

Not Present

Bedroom #1

Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Repair or Replace

Comment 12

Repair or Replacement Needed

At the time of the inspection, the smoke detector was not properly attached. Correction recommended.



Windows

Double Hung

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Bedroom #2

Overview Photos of Bedroom



Flooring

Carpet

Condition: Satisfactory

Bedrooms Cont.

Ceiling & Walls

Drywall/Plaster

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Marginal

Windows

Single Hung

Condition: Marginal

Doors

Hinged

Condition: Satisfactory

Bedroom #3

Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory

Windows

Double Hung

Condition: Satisfactory

Doors

Hinged

Condition: Satisfactory

Bedroom #4

Overview Photos of Bedroom



Flooring

Carpet

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Electrical

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Satisfactory

Windows

Single Hung

Condition: Marginal

Doors

Hinged

Condition: Marginal

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Marginal

Countertops

Not Present

Sink

Not Present

Comment 13

Safety Concern

Upstairs hallway, light switch does not have a cover. They supposed to safety concern. Repair recommended.

