



Market Ready Real Estate
(313) 820-1419

Home Inspection Report

15690 Tacoma
Detroit, MI

Inspected By: Samuel Grant
Inspected On Mon, Oct 2, 2023 at 11:18AM

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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

Site: Steps/Stoops

Handrail may be needed for safety. Please refer to a building professional for further recommendations.

Bathrooms: Bathroom Full Bath: GFCI Protection

Recommend replacing the regular outlet with GFI outlet for safety.

Living Room: Electrical

Several outlets need to be repaired

Bedrooms: Bedroom #2: Electrical

Open electrical socket

Repair or Replacement Needed

Site: Vegetation

Back vegetation overgrown

Exterior: Windows

Many of the windows are missing. Details of each room in report

Exterior: Entry Doors

One exterior door missing

Bedrooms: Bedroom #1: Windows

Windows missing

Bedrooms: Bedroom #2: Windows

Windows missing

Bedrooms: Bedroom #3: Electrical

Electricity is not working upstairs, further evaluation by a professional required

Bedrooms: Bedroom #3: Windows

Windows missing

General

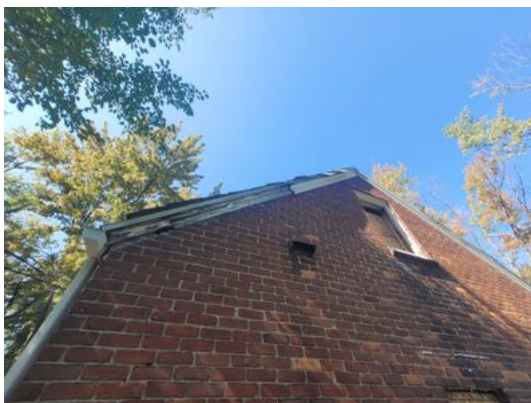
General information about the property inspected and the conditions that existed when the inspection was performed.

Property Type

Single Family

Overview Photos Of Property





Stories

One and a half

Approximate Age

1946

Age Based On

Average Age of Homes in Area, Zillow

Bedrooms/Baths

3/1

Furnished

No

Occupied

No

Utilities On During Inspection

Electric Service

Site

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

Mostly Level, Sloped Away From Structure

Condition: Marginal

Vegetation

Generally Overgrown, Generally Maintained

Condition: Repair or Replace



Comment 1

Repair or Replacement Needed

Back vegetation overgrown

Retaining Walls

Masonry

Condition: Marginal

Driveway

Concrete

Condition: Marginal



Walkways

Concrete

Condition: Marginal

Steps/Stoops

Concrete

Condition: Marginal



Comment 2

Safety Concern

Handrail may be needed for safety. Please refer to a building professional for further recommendations.

Patios/Decks

Not Present

Exterior

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

Exterior Covering

Brick, Lap Wood

Condition: Marginal

Exterior Trim Material

Wood

Condition: Marginal

Windows

Vinyl

Condition: Repair or Replace

Comment 3

Repair or Replacement Needed

Many of the windows are missing. Details of each room in report

Entry Doors

Fiberglass

Condition: Repair or Replace



Comment 4

Repair or Replacement Needed

One exterior door missing

Balconies

Not Present

Railings

Not Present

Roofing

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

3 Tab Shingle

Condition: Marginal



Photo Of Each Roofing Type



Chimney

Brick

Condition: Further Evaluation Required



Comment 5

Monitor Condition

Small Cracks in chimney, top point may be required. Please refer to a builder for for the recommendation.

Flashings

Metal

Condition: Repair or Replace



Gutters & Downspouts

Metal

Condition: Repair or Replace

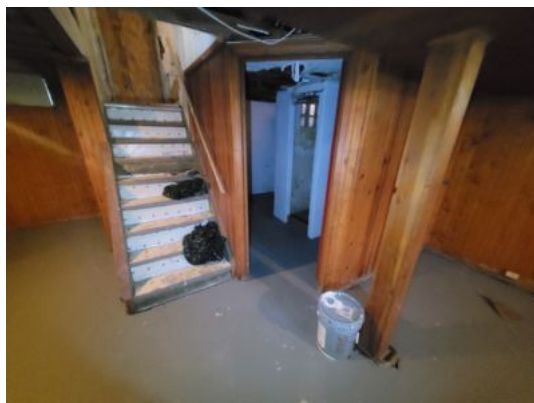


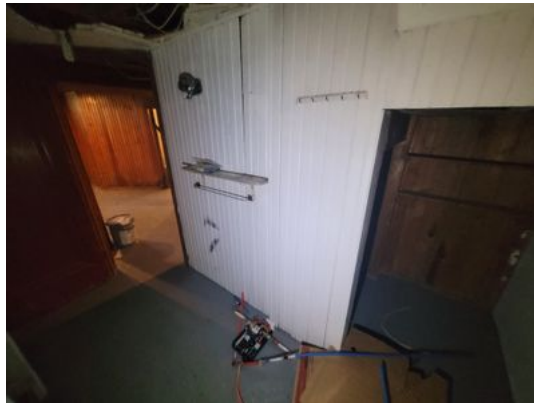
The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Overview Photos Of Basement





Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

Stains, None

Condition: Marginal

Floor Structure

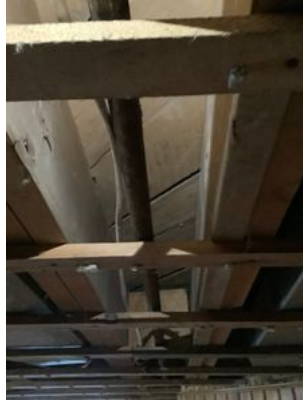
Wood Frame

Condition: Satisfactory

Subflooring

Solid Wood Plank

Condition: Satisfactory



Wall Structure

Wood Frame

Condition: Satisfactory

Attic

Attic Entry

Hallway

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Solid Wood Plank

Condition: Satisfactory

Insulation

Blown In Cellulose

Condition: Satisfactory

**Comment 6
Information**

Blown cellulose is between the first and second floors. In the attic, there is only drywall but no insulation between the drywall and roof planks.

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

Service Panel Ground

Unknown Not Visable

GFCI/AFCI Breakers

Yes

Condition: Satisfactory

HVAC System Type

Forced Air

Thermostat

Digital

Condition: Repair or Replace

Photo of Thermostat



Thermostat Location

Hallway

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

Forced Air

Condition: Furnace Removed

Photo of Furnace Operating



Heating Fuel

Gas

Condition: Satisfactory

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

Cooling

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

Energy Source

Not Present

Type of Equipment

Not Present

Photo of Unit Operating

Air conditioners over 10 years old and heat pumps over 5 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

PEX

Condition: Further Evaluation Required

Location of Main Water Shutoff

Basement

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Sump Pump

Not Present

Water Heater

Photo of Water Heater



Fuel

Natural Gas

Capacity

40 gal

Approximate Age

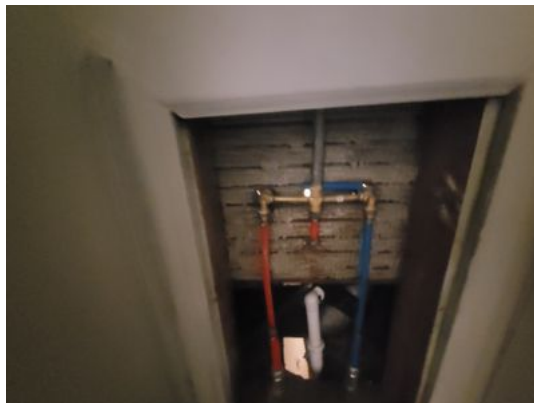
1998

Fuel Disconnect

In Same Room

Bathroom Full Bath

Overview Photos of Bathroom



Bath Tub

Recessed

Condition: Marginal

Shower

In Tub

Condition: Marginal

Sink(s)

Single Vanity

Condition: Marginal

Toilet

Standard Tank

Condition: Marginal

Bidet

Not Present

Shower Walls

Tile

Condition: Marginal

Tub Surround

Tile

Condition: Marginal

**Floor**

Tile

Condition: Marginal

Ventilation Type

Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Repair or Replace



Comment 7

Safety Concern

Recommend replacing the regular outlet with GFI outlet for safety.

Overview Photos of Room



Flooring

Wood

Condition: Marginal

Ceiling and Walls

Plaster / Drywall

Condition: Repair or Replace



Electrical

Switches and Outlets

Condition: Repair or Replace

Comment 8

Safety Concern

Several outlets need to be repaired

Windows

Double Hung, Picture Window

Condition: Marginal

Doors

Hinged

Condition: Satisfactory

Bedroom #1

Overview Photos of Bedroom



Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory

Windows

Windows Missing

Condition: Repair or Replace

Comment 9

Repair or Replacement Needed

Windows missing

Doors

Hinged

Condition: Repair or Replace

Bedroom #2

Overview Photos of Bedroom



Flooring

Wood

Condition: Marginal

Ceiling & Walls

Drywall/Plaster

Condition: Marginal

Electrical

Switches and Outlets, Light Fixture

Condition: Repair or Replace



Comment 10

Safety Concern

Open electrical socket

Windows

Windows Missing

Condition: Repair or Replace

Comment 11

Repair or Replacement Needed

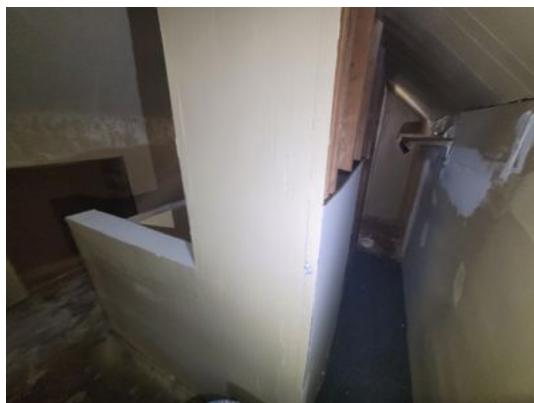
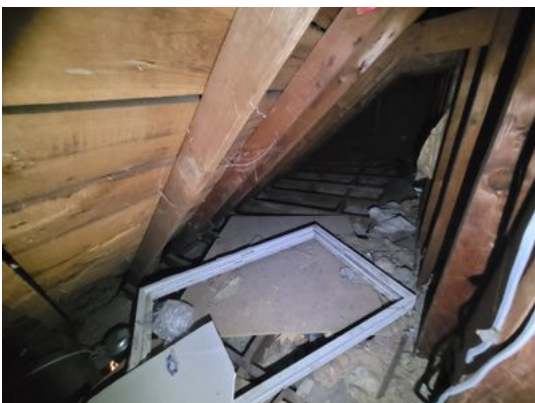
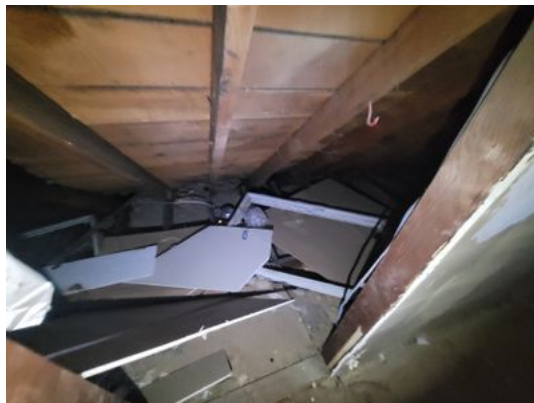
Windows missing

Doors

Not Present

Bedroom #3

Overview Photos of Bedroom





Flooring

Carpet, Wood

Condition: Repair or Replace



Ceiling & Walls

Drywall/Plaster

Condition: Repair or Replace



Electrical

Switches and Outlets, Light Fixture

Condition: Further Evaluation Required

Comment 12

Repair or Replacement Needed

Electricity is not working upstairs, further evaluation by a professional required

Windows

Windows Missing

Condition: Repair or Replace

Comment 13

Repair or Replacement Needed

Windows missing

Doors

Not Present

Overview Photo of Kitchen



Cabinets

Wood

Condition: Further Evaluation Required

Countertops

Laminated

Condition: Further Evaluation Required

Sink

Single

Condition: Marginal

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

Not Present

Range Hood

Not Present

Refrigerator

Present

Condition: Marginal

Dishwasher

Not Present

Disposal

Not Present

Laundry

Laundry Sink

Not Present

Dryer Venting

Not Present

GFCI Protection

Not Present

Laundry Hook Ups

Not Present

Washer

Not Present

Dryer

Not Present

Overview Photos of Laundry