



Market Ready Real Estate  
(313) 820-1410  
IamMarketReady.com

## Home Inspection Report

8460 Studebaker  
Detroit, MI 48089

Inspected By: Samuel Gant  
Inspected On Sat, Apr 13, 2024 at 11:14 AM

## Table of Contents

Report Summary	4
Site	7
Exterior	10
Roofing	12
Structure	14
Electrical	16
HVAC	18
Plumbing	20
Bathrooms	22
Living Room	25
Bedrooms	26
Kitchen	31
Notes	32

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

#### Bedrooms: Bedroom #1: Electrical

At the time of the inspection there was a cracked



#### Bedrooms: Bedroom #3: Electrical

Inspector observed an outlet without a cover. This poses as a safety concern. Immediate correction recommended



### Repair or Replacement Needed

#### Exterior: Exterior Covering

At the time of the inspection, the left side of the house exterior siding had a material defect. Repair recommended.



#### Exterior: Exterior Trim Material

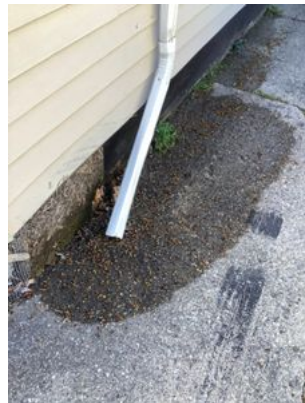
At the time of the inspection, a window on the left side of the house was missing lower trim. Correction recommended.





### Roofing: Gutters & Downspouts

At the time of the inspection, there were several downspouts that released water directly on the foundation of the property. It was also observed that some gutters were not correctly attached. Repair recommended.

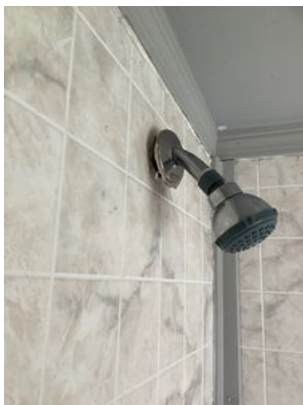


### HVAC: Thermostat

During the time of the inspection, the thermostat was not properly inspected because it did not have power. When the inspector attempted to open the thermostat to see if batteries were present the thermostat was not properly attached to the wall. Correction recommended.

### Bathrooms: Bathroom Full Bath: Shower

It was observed that the shower arm flange was not properly connected to the wall. 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 Pictures







---

### Site Grading

Sloped Away From Structure

Condition: Marginal

---

### Vegetation

Generally Maintained

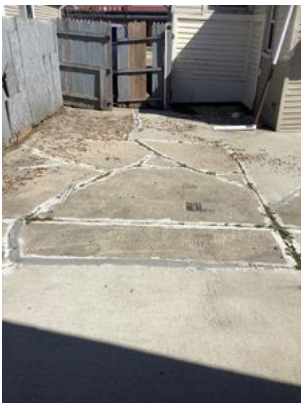
Condition: Satisfactory

---

### Driveway

Concrete

Condition: Marginal





**Walkways**

Concrete

Condition: Satisfactory

---

**Steps/Stoops**

Wood

Condition: Marginal

---

**Patios/Decks**

Wood

Condition: Marginal

## 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

Vinyl Siding

Condition: Repair or Replace

#### Comment 1

##### Repair or Replacement Needed

At the time of the inspection, the left side of the house exterior siding had a material defect. Repair recommended.



### Exterior Trim Material

Vinyl

Condition: Marginal

#### Comment 2

##### Repair or Replacement Needed

At the time of the inspection, a window on the left side of the house was missing lower trim. Correction recommended.



### Windows

Vinyl

Condition: Satisfactory

**Entry Doors**

Steel

Condition: Marginal

---

**Balconies**

Not Present

---

**Railings**

Wood

Condition: Marginal



## 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

Shingles

Condition: Marginal

---

### Photo Of Each Roofing Type



### Chimney

Masonry, Metal

Condition: Marginal

---



### Flashings

Asphalt

Condition: Marginal

---

### Gutters & Downspouts

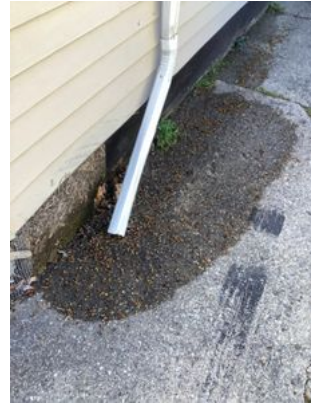
Metal

Condition: Repair or Replace

#### Comment 3

##### Repair or Replacement Needed

At the time of the inspection, there were several downspouts that released water directly on the foundation of the property. It was also observed that some gutters were not correctly attached. Repair recommended.



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

Crawl Space

### Foundation Material

Concrete Block

Condition: Satisfactory

### Floor Structure

Wood Frame

Condition: Marginal

### Subflooring

Tongue and Groove Wood

Condition: Marginal

#### Comment 4 Information

The inspector observed that the floor in the house showed signs of marginal settling of the foundation and was slightly uneven. It is of the inspectors opinion that this will not post any immediate issue with the ability to inhabit the house but should be monitored. Correction of the downspout runoff to the foundation of the house is recommended and further monitoring of the situation is also recommended.

### Wall Structure

Wood Frame

Condition: Satisfactory

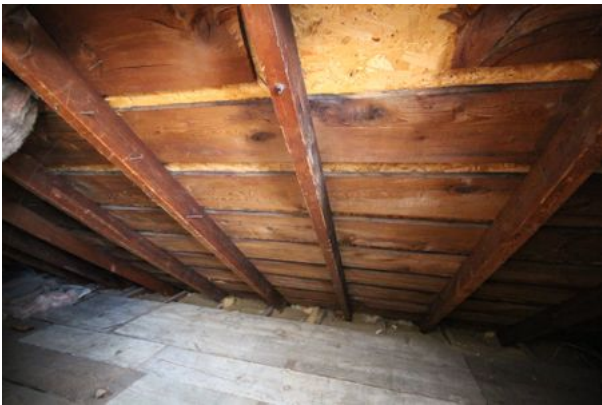
## Attic

### Attic Entry

Bedroom Closet



### Overview Photos Of Attic



### Roof Framing Type

Joist and Rafters

Condition: Marginal

### Roof Deck Material

Oriented Strand Board

Condition: Marginal

### Insulation

Blown In Cellulose, Fiberglass Batts

Condition: Marginal

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



#### Comment 5 Information

During the time of the inspection, it was observed that the ground wire seem to be properly attached to the Water supply line. It is of the inspectors opinion that the house electrical is properly grounded.

### GFCI/AFCI Breakers

Yes

Condition: Satisfactory



## HVAC System Type

Forced Air

## Thermostat

Not Inspected

### Comment 6

#### Repair or Replacement Needed

During the time of the inspection, the thermostat was not properly inspected because it did not have power. When the inspector attempted to open the thermostat to see if batteries were present the thermostat was not properly attached to the wall. Correction recommended.

## Photo of Thermostat



## Thermostat Location

Living 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

Kitchen

## Type of Equipment

Not Inspected

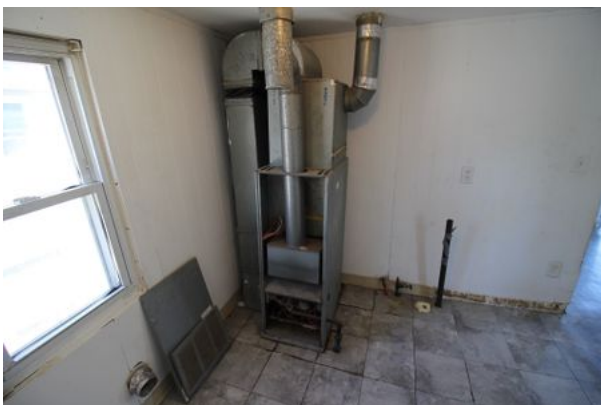
### Comment 7 Information

The furnace could not be turned on because the thermostat was not functioning properly. Further evaluation recommended.

### Comment 8 Information

Inspector note for the clients records, the furnace was made in 1988.

### 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.

## 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, PEX

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

2018

### Fuel Disconnect

In Same Room



## Bathroom Full Bath

### Location

Downstairs

### Overview Photos of Bathroom



### Bath Tub

Recessed

Condition: Satisfactory

### Shower

In Tub

Condition: Repair or Replace

### Comment 9

#### Repair or Replacement Needed

It was observed that the shower arm flange was not properly connected to the wall. Correction recommended.



---

### Sink(s)

Single Vanity

Condition: Marginal

---

### Toilet

Standard Tank

Condition: Marginal

---

### Bidet

Not Present

---

### Shower Walls

Fiberglass

Condition: Marginal

---

### Tub Surround

Fiberglass

Condition: Marginal

---

### Floor

Tile

Condition: Satisfactory

---

### Ventilation Type

Window

Condition: Satisfactory

**GFCI Protection**

Outlets

Condition: Marginal

## Living Room

### Overview Photos of Room



---

### Flooring

Carpet

Condition: Marginal

---

### Ceiling and Walls

Plaster / Drywall

Condition: Marginal

---

### Electrical

Switches and Outlets

Condition: Satisfactory

---

### Windows

Sliding Window

Condition: Marginal

---

### Doors

Hinged

Condition: Marginal

---



## 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 10**

**Safety Concern**

At the time of the inspection there was a cracked



**Windows**

Sliding window, Wood

Condition: Marginal

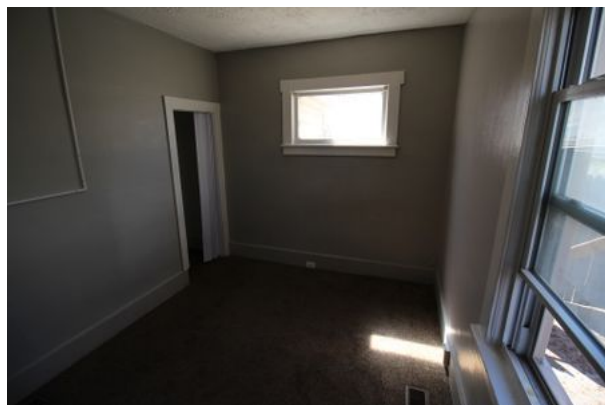
**Doors**

Hinged

Condition: Marginal

## Bedroom #2

**Overview Photos of Bedroom**





---

**Flooring**

Carpet

Condition: Marginal

---

**Ceiling & Walls**

Drywall/Plaster

Condition: Marginal

---

**Electrical**

Switches and Outlets, Light Fixture, Smoke Detector

Condition: Marginal

---

**Windows**

Single Hung, Wood window

Condition: Marginal

---

**Doors**

Hinged

Condition: Marginal

## 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: Repair or Replace

#### Comment 11

#### Safety Concern

Inspector observed an outlet without a cover. This poses as a safety concern. Immediate correction recommended



### **Windows**

Wood sliding windows

Condition: Marginal

---

### **Doors**

Hinged

Condition: Marginal



# Kitchen

## Overview Photo of Kitchen



### Cabinets

Wood

Condition: Marginal

### Countertops

Laminated

Condition: Marginal

### Sink

Double

Condition: Satisfactory

### **Comment 12** **Information**

The water was not turned on in the house during the time of the inspection. All appliances that required water to be fully inspected only had a partial inspection.