



1335 Hill Street, Ann Arbor, MI 48104

Inspection Date:
12/16/2014

Prepared For:
Raphael Eisenberger

Prepared By:
Fletcher Inspections, Inc.

Report Number:
KO121614a

Inspector:
Kevin M. O'Connor

BUILDING DATA

Approximate Age: 120 Years

State of Occupancy: Vacant Occupied

Ground cover: Snow Wet Damp Dry Temperature 42°F

ASSUME HILL STREET IS SOUTH



Grounds

WALKS, DRIVES, PATIOS, PORCHES

- Condition: None Not visible
 Satisfactory Marginal Poor *Top Hazard* Typical cracks
 Pitched towards home *Settling cracks* *Uneven drive/walks*

DECK/BALCONY (flat, floored, roofless area)

- Condition: *Nails backing out of deck* *Algae buildup on deck* *Potential safety hazard(s)*
 Satisfactory Marginal Poor *Wood in contact with soil*

LANDSCAPING AFFECTING FOUNDATION

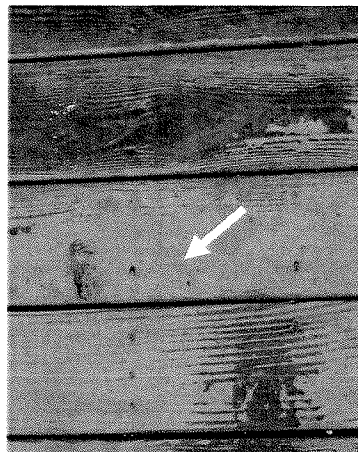
- Negative Grade: **Yes:** Recommend adjusting grade to shed water away from the home
 Satisfactory Marginal Poor
 Recommend window wells/covers
 Trim back trees/shrubberies

GENERAL COMMENTS

Trees and vegetation need to be trimmed away from the house. Gutters are filled with leaves/debris. Maintain a positive drainage slope away from the foundation. Exterior metal steps have open risers, and may present a trip hazard. Recommend cleaning moss/algae from the upper deck wood floor; slip/safety hazard. Nails are backing out of porch, creating a safety hazard. Replace with screws.



Open risers on exterior steps.



Algae/nails backing out of wood.



Gutters are filled with tree branches, leaves.

ROOF

ROOF VISIBILITY All Partial None Limited by: Weather and pitch

ROOF TYPE
 Type: Asphalt Layers: 1+ Layers Approximate age: 20+ Years

VENTILATION SYSTEM Type: Soffit Ridge Gable Top
FLASHING Material: Not visible

CONDITION OF ROOF COVERINGS Roof: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Algae buildup Nail popping Missing Tabs/Shingles/Tiles Moss
 buildup Cupping *Recommend roofer evaluate*

SKYLIGHTS N/A Not visible **Condition:** Satisfactory Marginal Poor

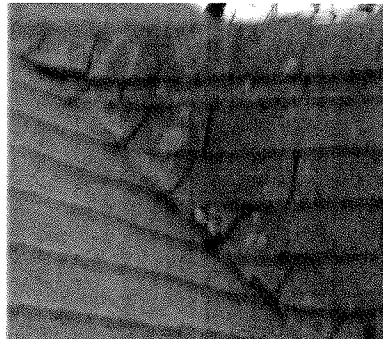
CHIMNEY(S) None

GENERAL COMMENTS

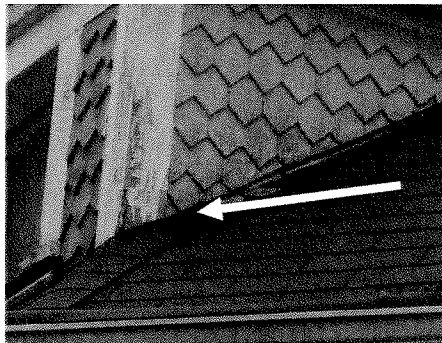
Roof appeared to be nearing end of its useful life; budget to replace soon. Recommend evaluation by qualified roof contractor. Wet roofs are sometimes difficult to evaluate, as water does not show the full effect of cupping, curling. Roof covering showed signs of curling, cupping and aging (sheathing stamped 1994). Recommend cleaning moss/algae from the roof. There are several nail pops (the nails that secure the shingles to the sheathing become loose and back out) visible; repair as needed. Some wood was in contact with roof; rot risk.



Roof showing signs of cupping/curling.



Moss/algae buildup on roof.



Wood in contact with roof has rotted.

Exterior of Structure(s)

GUTTERS/SCUPPERS/DAYSTROUGH

None Needs to be cleaned

Condition: Satisfactory Marginal Poor Rusting

Leaking:

Recommend repair/replacement of damaged sections

SIDING

Material: Wood

Typical cracks Peeling paint Monitor Wood rot Loose/Missing/Holes

Condition: Satisfactory Marginal Poor Recommend repair/painting

TRIM, SOFFIT, FASCIA, FLASHING, WINDOWS

Material: Wood

Recommend repair/painting

Condition: Marginal Poor

EXTERIOR DOORS

Weather-stripping: Satisfactory Marginal Poor Missing Replace

Door Condition: Satisfactory Marginal Poor

CAULKING

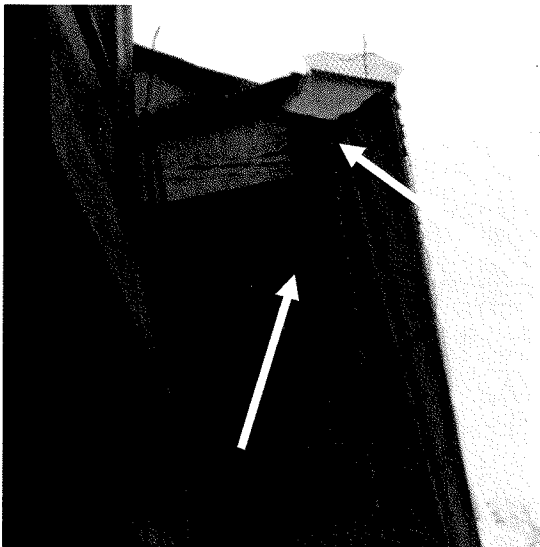
Condition: Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

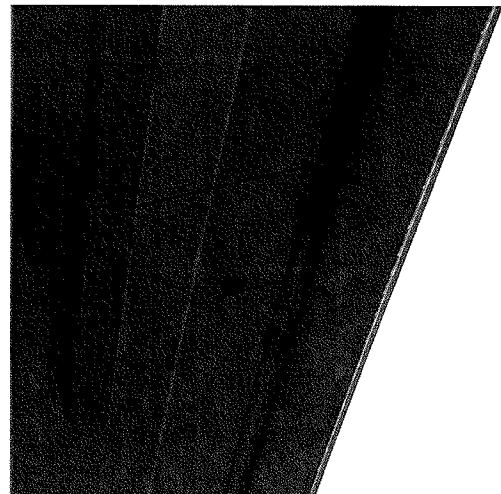
Conditions reported above reflect visible portion only.

GENERAL COMMENTS

Gutters and fascia (wood behind gutters) were damaged and in need of repairs and/or replacement. Inside of gutters were full of debris and need to be cleaned. Gutters were overflowing. Gutters were leaking; recommend repair and/or replacement as needed. Maintain downspout discharge away from the house. Wood siding had some damage and was in need of repair or replacement. Window sills need to be scraped, caulked and painted. Wood siding, windows and trim can appear to be in satisfactory condition when the wood behind the paint and caulk is damaged and in need of repair or replacement. Exact accounting for all storms and screens was not performed. Trim had some deterioration and was in need of repairs/painting or replacement. Monitor caulking around windows. Monitor caulking on inside window frames. Recommend caulking for the exterior windows, doors, siding, trim and service penetrations. It is beyond the scope of a standard home inspection to check all wood on the house.



West gutters leaking; damaged fascia.



East fascia damaged; gutters overflowing.



Siding over east porch damaged/rotted.



Scalloped siding requires maintenance/replacement.



Window sills require maintenance.



- COUNTERTOPS** Satisfactory Marginal *Recommend repair/caulking*
- CABINETS** Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

- Leaks:** Yes No **Pipes corroded:** Yes No
- Functional Drainage:** Satisfactory Marginal Poor
- Functional Flow:** Satisfactory Marginal Poor

WALLS & CEILING

- Condition:** Satisfactory Marginal Poor Typical cracks *Moisture stains*

FLOOR

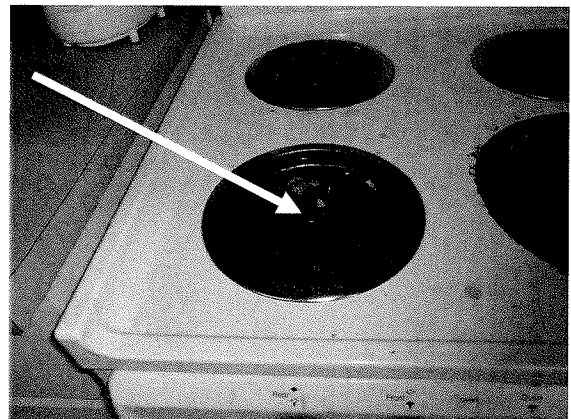
- Condition:** Satisfactory Marginal Poor Sloping Squeaks
- Outlets Present:** **G.F.C.I.:** Yes No Operable: Yes No
- Yes No **Potential safety hazard(s)**

GENERAL COMMENTS

There was some polybutylene plumbing supply below sinks that should be replaced. Polybutylene piping is known to fail. The left front burner was missing on the second floor kitchen range.



Polybutylene supply lines at sinks.



Burner missing from range.

 **INTERIOR**

INTERIOR GENERAL CONDITION

Window Condition: Satisfactory Marginal Poor *Needs repair*

*Representative number of windows operated

Painted shut Cracked glass Hardware missing *Broken counter-balance mechanism*

Evidence of Leaking Insulated Glass: Yes No N/A

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage

Moisture stains: Yes No

Floor: Satisfactory Marginal Poor Squeaks Slopes

STAIRS/STEPS

Satisfactory Marginal Poor None *Risers/Treads uneven*

Handrail: Satisfactory Marginal Poor *Safety hazard*

SMOKE DETECTORS

Ensure smoke detectors in each bedroom, bedroom hallway and at least one on each floor. Ensure carbon monoxide detectors on each floor and in mechanical areas (i.e. furnace, water heater). Change smoke detector batteries every six months.

ATTIC/STRUCTURE/TRACING/INSULATION

Inspected From: Access panel In the attic N.B. There was no access to peak of attic

Location: Bedroom hall Bedroom closet Garage Other _____

Insulation: Fiberglass Batts Loose Cellulose Foam Other _____

Vermiculite Depth: Variable *Recommend Baffles @ Eaves*

Damaged *Displaced* *Missing* *Compressed*

Recommend additional insulation

Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*

Fans Exhausted To: Attic: Yes No Not visible

Roof Structure: Rafters Trusses

Sheathing: *Rotted* *Stained* *Delaminated*

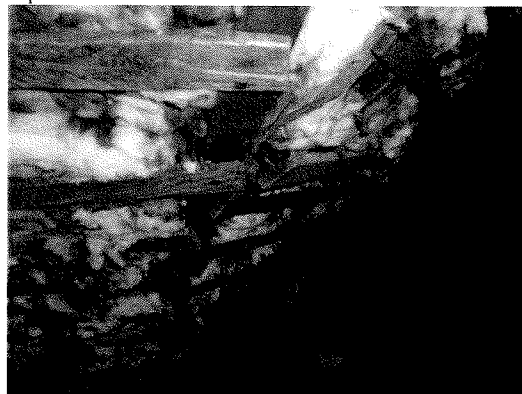
Evidence of Condensation/Moisture Leaking: Yes No

GENERAL COMMENTS

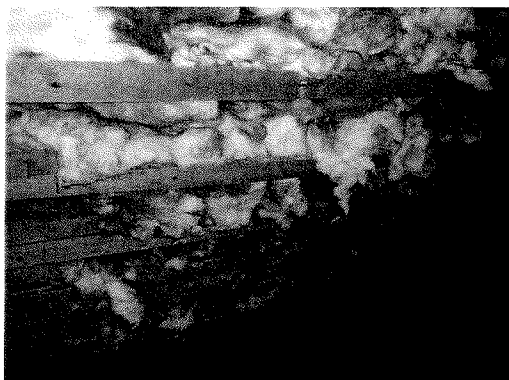
The insulation in all three accessible portions of the attic may be covered with a mold-like substance. Some of the black may also be the result of filtering, which is when air escapes through gaps and is filtered through the insulation causing it to darken. Recommend evaluation and any necessary remediation by qualified contractor. Many of the rafters have been sistered to newer lumber for support. Sheathing, examined from the attic, had some water damage, repair as needed. Attic insulation was marginal and should be upgraded. Attic ventilation was insufficient and should be improved. Junction box in west attic needs to be covered; safety hazard. There was water damage on the ceiling of the north bedroom of the second floor. Repair as necessary. Many of the windows in the house did not operate with normal effort, and most of the pulleys and ropes (counterbalances) were not functional. Typical imperfections, cracks, and nail pops were observed on the walls and ceilings throughout the house. Homes built prior to 1978 may contain lead-based paint.



Possible mold-like substance in east attic, north.



Possible mold-like substance in east attic, south.



Possible mold-like substance in west attic.



Displaced insulation in east attic, north.



Moisture staining on ceiling of second floor bedroom.



STAIRS

- Condition:** Satisfactory Marginal Poor Typical wear and tear Need repair
Handrail: Yes No **Condition:** Satisfactory Loose
Headway Over Stairs: Satisfactory Low clearance Safety hazard

FOUNDATION

- Condition:** Satisfactory Marginal Have evaluated Monitor
Material: IFC Brick Concrete block Fieldstone Poured concrete
Deterioration:
Covered Walls:
Movement Apparent:
Indication of Moisture:

Condition reported above reflects visible portion only

FLOOR

- Material:** Concrete Dirt/Gravel Not visible Other
Condition: Satisfactory Marginal Poor Typical cracks

BASEMENT DRAINAGE

- Sump Pump:** Yes No Working Not working Needs cleaning Pump not tested
Floor Drains: Yes No

GIRDERS / BEAMS

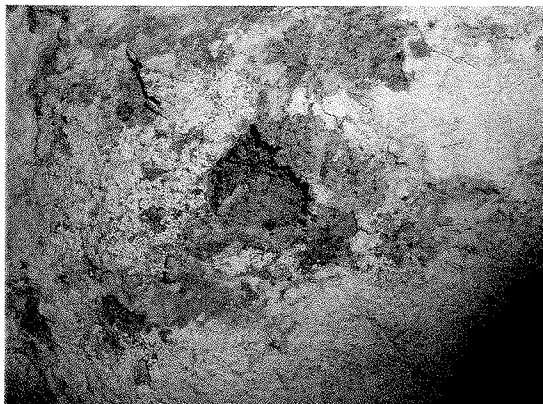
- Material:** Steel Wood Concrete Block LVL Not visible
Condition: Satisfactory Marginal Poor Stained/rusted

JOISTS

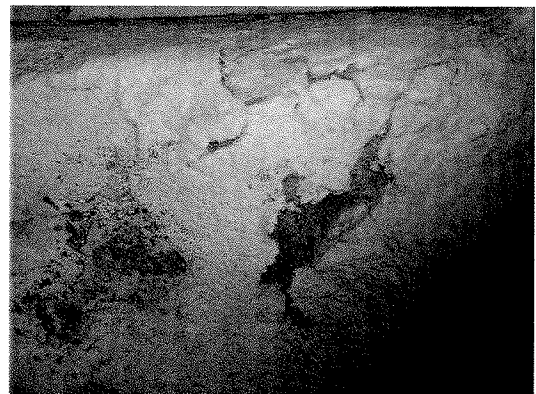
- Material:** Wood Steel Truss Not visible Rotated joists Sagging/altered joists
Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

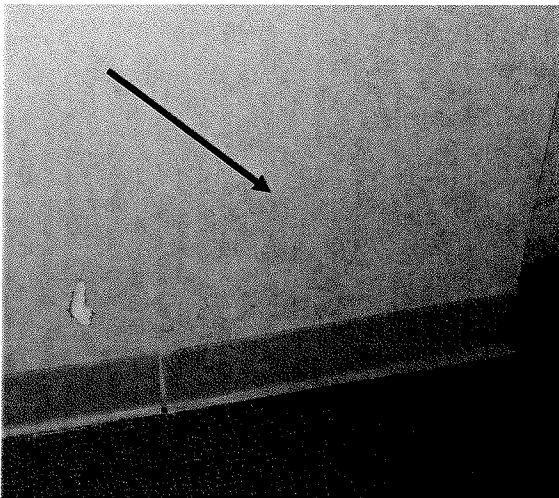
The basement ceiling has been painted over in white. Fieldstone foundation walls, which have been covered with a coat of concrete, appear to be deteriorating in several areas and may require repair. Recommend further evaluation by a qualified contractor or licensed engineer. Some foundation walls were covered with drywall and were not always visible. There were signs of water/moisture behind the foundation drywall as visible from the basement. There was a mold-like substance between sheets of drywall in the basement; recommend evaluation and remediation by qualified environmental contractor. No representation can be made to the conditions of the basement walls. No representation can be made to future leaking of the basement walls. The brick wall running through the center (north-south) of the basement appears to be the primary support for the main girder. The brick wall has been broken in areas to allow duct work to pass through, and the bricks in the wall are spalling behind the coat of concrete applied to the same. The main girder in the downstairs bathroom shower, for example, does not appear to be properly supported. Floor joists as viewed from the basement are rotated, cracked, bulged, and improperly notched. Recommend full evaluation of basement structure by a qualified contractor or licensed structural engineer.



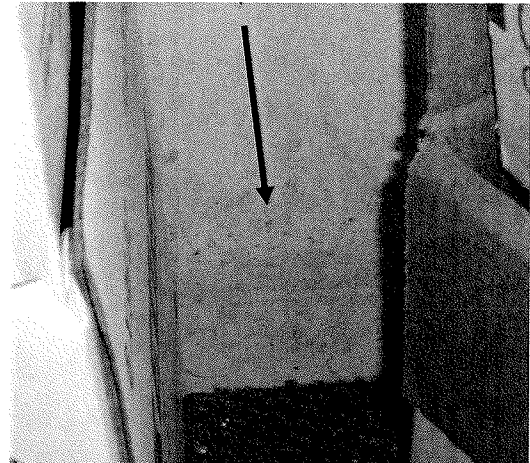
Apparent deterioration of mortar in fieldstone walls (1).



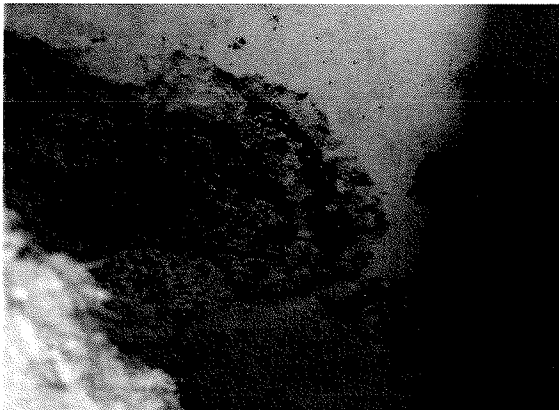
Apparent deterioration of mortar in fieldstone walls (2).



Moisture staining behind drywall at base of stairs.



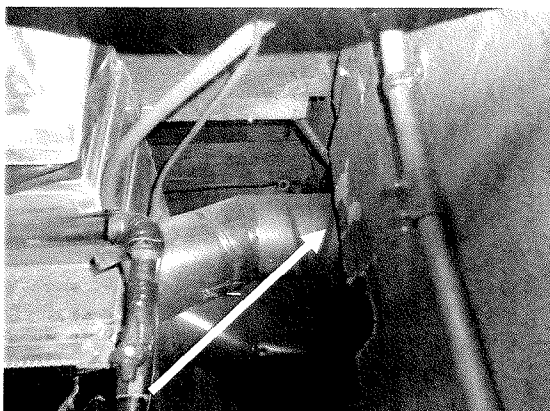
Moisture staining behind drywall, south wall.



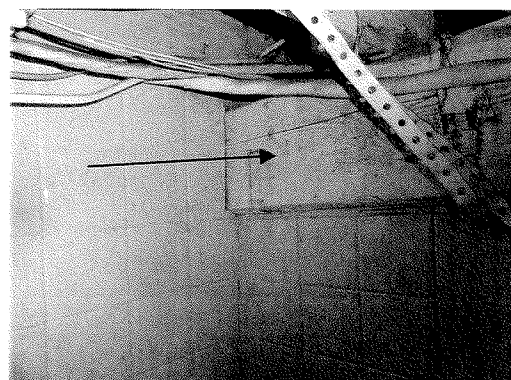
Mold-like substance behind wall, north basement.



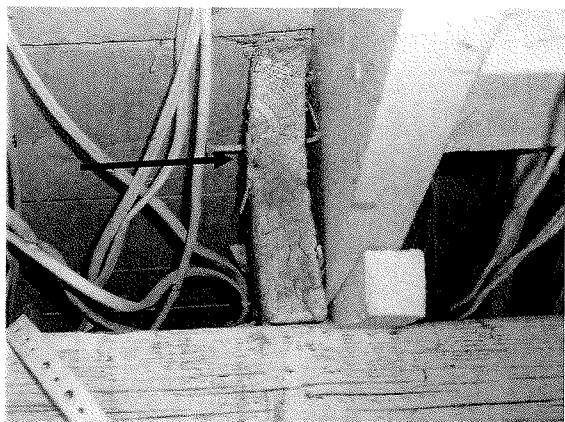
Spalling, deterioration of brick in central basement wall.



Brick wall broken to allow ductwork to pass through.



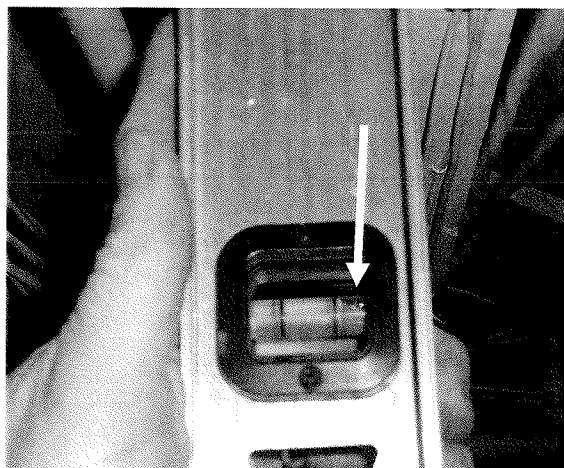
Main girder not properly supported, in shower.



Basement joist bulging, nailed.



Basement joist "rolling"; not properly supported.



Basement joist rotated.



Basement joist cracked, rotated.

**WATER SERVICE****Main Shut-off Location:** In the basementVisible Water Distribution Piping: Copper Galvanized Plastic**Functional Flow:** Satisfactory Marginal Poor**Pipes, Supply/Drain:** Corroded Valves missingVisible Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS**Functional Drainage:** Satisfactory Marginal PoorPlumbing leaks: Yes NoGas Leaks Yes No**Baths****Tubs, showers and sinks condition:** Satisfactory Marginal Poor**Toilet:** **Bowl Loose:** Yes No **Operates:** Yes No Cracked bowl Toilet leaks**Caulk/Grouting Needed at Shower Surrounds:** Yes No**G.F.C.I.:** Yes No **Operable:** Yes No**Open ground/Reverse polarity:** Yes No**Exhaust fan:** Yes No **Operates:** Yes No Noisy**WATER HEATER** Two**Brand name:** Lochinvar**Type:** Gas Electric**Capacity:** 50 gal. **Approximate age:** 5 Years **Combustion Air Venting Present:** Yes No**Relief Valve:** Yes No **Extension proper:** Yes No Missing Recommend repair**Vent Pipe:** N/A Satisfactory Pitch proper Improper- small by current standards**Functioning at the time of the inspection** Yes No**GENERAL COMMENTS**

Polybutylene supply lines should generally be reevaluated by a licensed plumber. Caulking should be maintained around the top of shower surrounds to prevent water intrusion behind the wall. One of the second floor showers has not been maintained, and water getting behind wall may be causing the growth of a mold-like substance. The second floor bathroom on the south end of the house was inaccessible due to storage.



Second floor shower surround, with mold-like substance behind wall.



HEATING SYSTEM

HEATING SYSTEM

Location: Basement (2)/Second Floor (1)/ Third Floor (1)

Brand Name: Goodman (3)/Armstrong (1) Approximate age: 10+/20+
Energy Source: Gas LP Oil Electric
Warm Air System: Central system Floor/Wall unit
Heat Exchanger: Sealed (Armstrong) Visual w/very limited view. Have an HVAC contractor service
Carbon Monoxide detected: No Yes
Combustion Air Venting Present: Yes No N/A
Filter: Standard Electrostatic Satisfactory Need cleaning/replacement (All four)
When Turned On By Thermostat: Fired and operated normally

AIR CONDITIONER

System not operated due to outside temperature

GENERAL COMMENTS

Maintain clear access to mechanicals (furnaces, water heaters, water meter, and electric service panels) for shut off in case of emergency. Recommend annual service of the heating and cooling systems. Air conditioners not operated at time of inspection due to outside temperature. Change the furnace filter at least every three months. All four of the furnace filters required replacement. The second floor furnace filter is changed from the return vent in the hallway. Recommend having air ducts cleaned.

 **ELECTRIC/COOLING SYSTEM**

MAIN PANEL Location: Basement **Condition:** Satisfactory Marginal Poor
Adequate Clearance to Panel: Yes No Amperage: 200 Amps Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
MAIN WIRE: Copper Aluminum Not visible *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok®**
BRANCH WIRE: Copper Aluminum* Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**
 *Knob & tube***
 Double tapping

SUB PANEL(S) Two

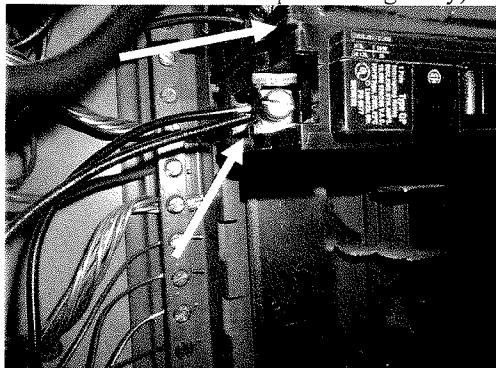
Location 1: Laundry room
Branch Wire: Copper Aluminum
 Neutral/ground separated: Yes No Neutral isolated: Yes No
Condition: Satisfactory Marginal Poor *Recommend separating/isolating neutrals*

ELECTRICAL FIXTURES A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

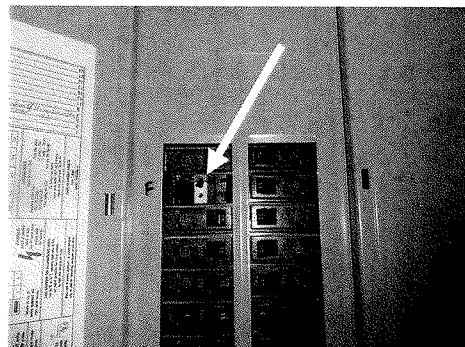
Condition: Satisfactory Marginal Poor
 Open grounds Reverse polarity Painted electric outlets
 GFCIs not operating Solid conductor aluminum branch wiring circuits*
 Ungrounded 3-prong outlets Missing cover plates Receptacles Switches Junction box
 Recommend electrician evaluate and make all necessary repairs to the electric system

GENERAL COMMENTS

Two circuit breakers were double tapped (two wires attached to a circuit breaker) in the main service panel: repair as needed by a licensed electrician; safety hazard. The circuit breaker for the alarm system was spray-painted red and held in the open position by a screw. Potential safety hazards. There was a missing breaker (and an open slot) in the second floor electric sub-panel; safety hazard. The receptacle for the second-floor washing machine was hot/neutral reverse (wired backwards); safety hazard. Missing cover for junction box in west attic; safety hazard. Test GFCI-protected outlets on a monthly basis (the mechanical portion tends to stick if not operated regularly).



Double-tapped circuit breaker and red alarm breaker.



Open slot in second-floor sub-panel.



RECOMMENDED REPAIRS/ITEMS NOT OPERATING

- 1) Trees and vegetation need to be trimmed away from the house.
- 2) Roof appeared to be nearing end of its useful life; budget to replace soon (see above).
- 3) Gutters and fascia (wood behind gutters) were damaged and in need of repairs and/or replacement. Inside of gutters were full of debris and need to be cleaned. Gutters were overflowing. Gutters were leaking; recommend repair and/or replacement as needed. Maintain downspout discharge away from the house.
- 4) Wood siding had some damage and was in need of repair or replacement. Window sills need to be scraped, caulked and painted.
- 5) The insulation in all three accessible portions of the attic may be covered with a mold-like substance. Some of the black may also be the result of filtering, which is when air escapes through gaps and is filtered through the insulation causing it to darken. Recommend evaluation and any necessary remediation by qualified contractor.
- 6) Sheathing, examined from the attic, had some water damage, repair as needed. Attic insulation was marginal and should be upgraded. Attic ventilation was insufficient and should be improved.
- 7) There was water damage on the ceiling of the north bedroom of the second floor. Repair as necessary.
- 8) Many of the windows in the house did not operate with normal effort, and most of the pulleys and ropes (counterbalances) were not functional.
- 9) Fieldstone foundation walls, which have been covered with a coat of concrete, appear to be deteriorating in several areas and may require repair. Recommend further evaluation by a qualified contractor or licensed engineer.
- 10) The brick wall running through the center (north-south) of the basement appears to be the primary support for the main girder. The brick wall has been broken in areas to allow duct work to pass through, and the bricks in the wall are spalling behind the coat of concrete applied to the same. The main girder in the downstairs bathroom shower, for example, does not appear to be properly supported. Floor joists as viewed from the basement are rotated, cracked, bulged, and improperly notched. Recommend full evaluation of basement structure by a qualified contractor or licensed structural engineer.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon.

- 1) There are signs of possible mold-like substances in the attic, behind the shower walls, behind the basement drywall and between the center sheets of basement drywall. The basement ceiling has been painted over in white. Recommend a full evaluation and any necessary remediation by qualified environmental contractor (see above).
- 2) Many of the gutters are rusted, leaking, filled with debris, and otherwise damaged. Recommend full evaluation of gutters and downspouts and any necessary repairs/maintenance.
- 3) The roof is nearing the end of its useful life. Recommend evaluation of the same by qualified roofing contractor and budgeting to replace (see above).
- 4) The foundation and basement structure should be evaluated by a qualified foundation/basement contractor or a licensed structural engineer (see above).

POTENTIAL SAFETY HAZARDS

- 1) Exterior metal steps have open risers, and may present a trip hazard.

- 2) Recommend cleaning moss/algae from the upper deck wood floor; slip/safety hazard. Nails are backing out of porch and deck, creating a safety hazard. Replace with screws.
- 3) Two circuit breakers were double tapped (two wires attached to a circuit breaker) in the main service panel: repair as needed by a licensed electrician; safety hazard. The circuit breaker for the alarm system was spray-painted red and held in the open position by a screw. Potential safety hazards. There was a missing breaker (and an open slot) in the second floor electric sub-panel; safety hazard.
- 4) The receptacle for the second-floor washing machine was hot/neutral reverse (wired backwards); safety hazard. Missing cover for junction box in west attic; safety hazard. Test GFCI-protected outlets on a monthly basis (the mechanical portion tends to stick if not operated regularly).

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

- 1) Roof.
- 2) Furnace.
- 3) Air conditioner.
- 4) Water heater.
- 5) All appliances.

Maintenance and Additional Comments

- 1) Wood siding, windows and trim can appear to be in satisfactory condition when the wood behind the paint and caulk is damaged and in need of repair or replacement.
- 2) Monitor caulking around windows. Monitor caulking on inside window frames. Recommend caulking for the exterior windows, doors, siding, trim and service penetrations.
- 3) It is beyond the scope of a standard home inspection to check all wood on the house.
- 4) Ensure smoke detectors in each bedroom, bedroom hallway and at least one on each floor. Ensure carbon monoxide detectors on each floor and in mechanical areas (i.e. furnace, water heater). Change smoke detector batteries every six months.
- 5) Many of the rafters have been sistered to newer lumber for support.
- 6) Homes built prior to 1978 may contain lead-based paint.
- 7) The basement ceiling has been painted over in white.
- 8) Some foundation walls were covered with drywall and were not always visible.
- 9) No representation can be made to the conditions of the basement walls. No representation can be made to future leaking of the basement walls.
- 10) Caulking should be maintained around the top of shower surrounds to prevent water intrusion behind the wall. One of the second floor showers has not been maintained, and water getting behind wall may be causing the growth of a mold-like substance.
- 11) Maintain clear access to mechanicals (furnaces, water heaters, water meter, and electric service panels) for shut off in case of emergency.
- 12) Recommend annual service of the heating and cooling systems. Air conditioners not operated at time of inspection due to outside temperature. Change the furnace filter at least every three months. All four of the furnace filters required replacement. The second floor furnace filter is changed from the return vent in the hallway. Recommend having air ducts cleaned.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.