



BPG Inspection Services




**1355 Stark Strasse
Ann Arbor MI 48105**

Client(s): Kahn
Inspection Date: 5/17/2019
Inspector: Rick Bowling, LIC #


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 755342
 - Client's Last Name: Kahn
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action Items

Exterior

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

1. Rusted fasteners should be replaced.



Item 1 - Picture 1



Item 1 - Picture 2

2. The screened room lacks an adequate fall barrier. Have corrected as needed.



Item 2 - Picture 1

Roofing

VALLEYS

3. Debris in valleys and gutters should be cleaned to reduce risk of leaks.

Action Items

Roofing



Item 3 - Picture 1

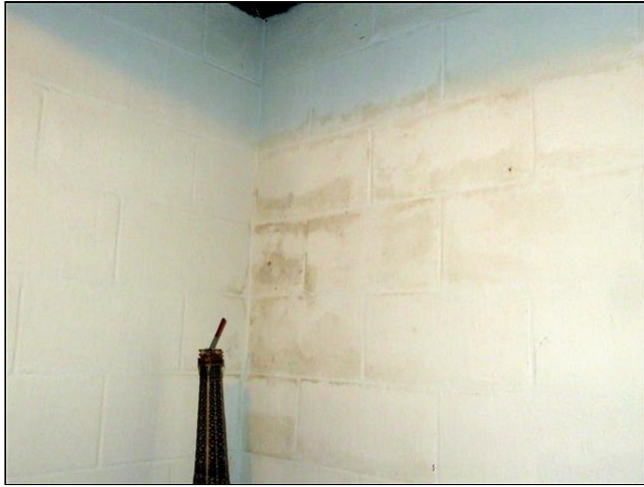
Structure

BASEMENT/LOWER LEVEL/FOUNDATION MOISTURE CONDITIONS

- 4. Some water stains noted on the foundation wall in the train room as well as at the ceiling under the front porch where mold was also found. We advise having reviewed and corrected as needed.

Action Items

Structure



Item 4 - Picture 1



Item 4 - Picture 2



Item 4 - Picture 3



Item 4 - Picture 4

Chimneys & Fireplaces

CHIMNEY CONDITION

5. We suggest installing a spark arrestor and rain cap on the each chimney flue. This helps prevent water and pest intrusion.

We suggest trimming vegetation well away from the structure to provide free airflow, and proper draft and to reduce chances of damage and allow for routine observation and maintenance.

One of the gas fireplace vents has an active bird nest. Have the vents cleaned before use by a qualified fireplace specialist to reduce risk of carbon monoxide entering the structure.

Action Items

Chimneys & Fireplaces



Item 5 - Picture 1



Item 5 - Picture 2

GAS LOGS

- ❌ 6. The pilot lit at the family room fireplace but the logs did not ignite using the provided switch in the fireplace. No remote was found. The fireplace in the great room started but turned off on its own.

Plumbing

WATER HEATER

- ❌ 7. Corroded plumbing over the tank should be repaired to prevent leaks and further damage.



Item 7 - Picture 1

Electrical

EXTERIOR, GARAGE & ATTIC ELECTRIC

- ❌ 8. The GFCI outlets at the porch and patio would not trip. GFCI's are an important and, fortunately, inexpensive safety device. Repair or replacement by a qualified person is needed.

INTERIOR LIVING SPACE ELECTRIC

- ❌ 9. Exposed wiring at the basement should be corrected as needed and protected from physical damage to help assure safe function.

Action Items

Electrical

We were unable to activate the fan/light in the master bedroom.



Item 9 - Picture 1



Item 9 - Picture 2

BONDING/GROUNDING CONSIDERATIONS

- ❌ 10. The corrugated stainless steel tubing (CSST) should be bonded to the electrical service grounding electrode system. This is a fairly recent requirement in order to reduce the chances of a natural gas leak or fire. More information is available here <http://www.csstsafety.com/CSST-solution.html> or by searching the web for "CSST Bonding". In most cases, bonding is relatively easy to achieve.



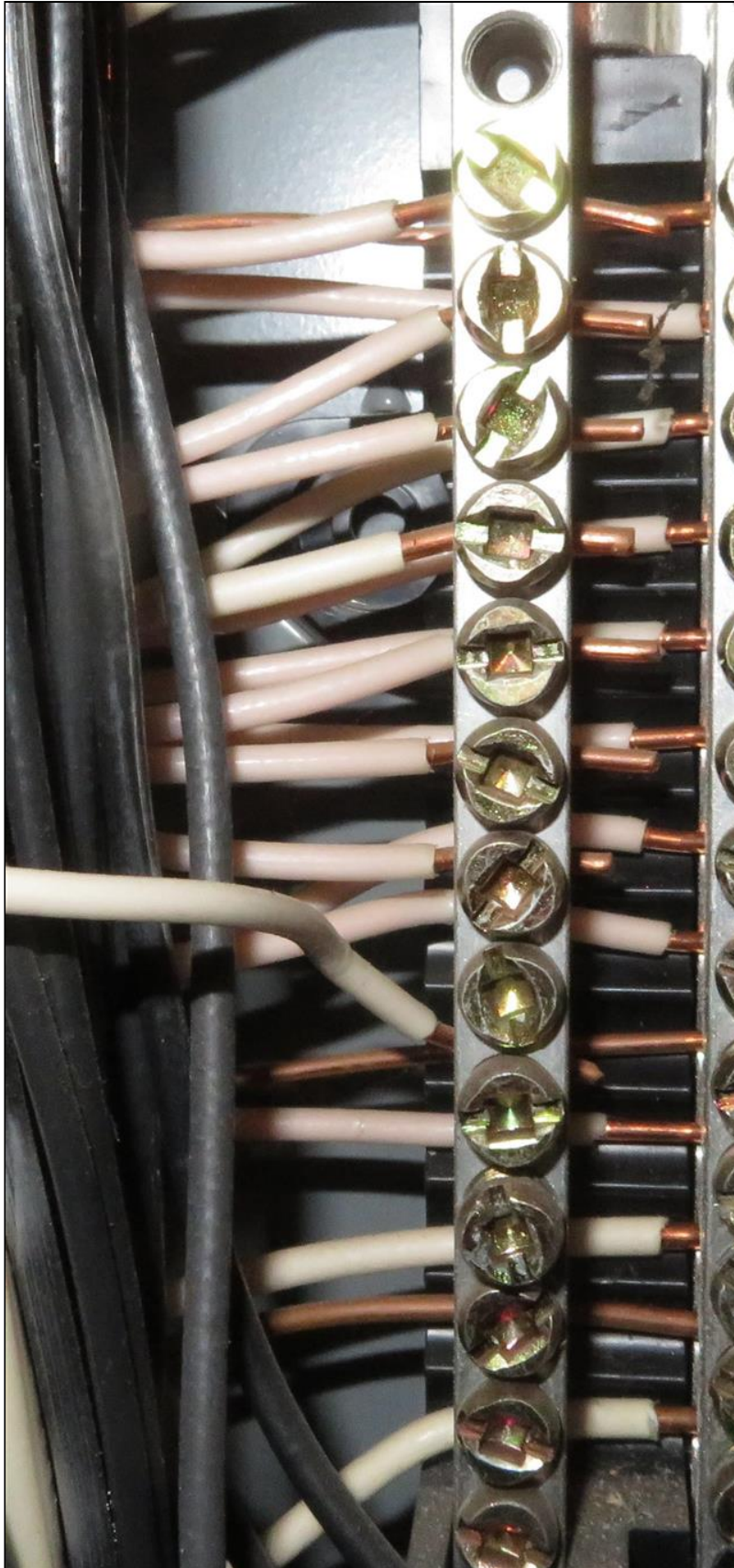
Item 10 - Picture 1

SUBPANEL BRANCH CIRCUIT CONDUCTORS & OVERCURRENT DEVICES

- ❌ 11. In the left basement service panel, some grounding wires have been improperly attached to the neutral bus. Have an electrician correct for safety. This is an easy but important repair.

Action Items

Electrical



Item 11 - Picture 1

Action Items

Electrical

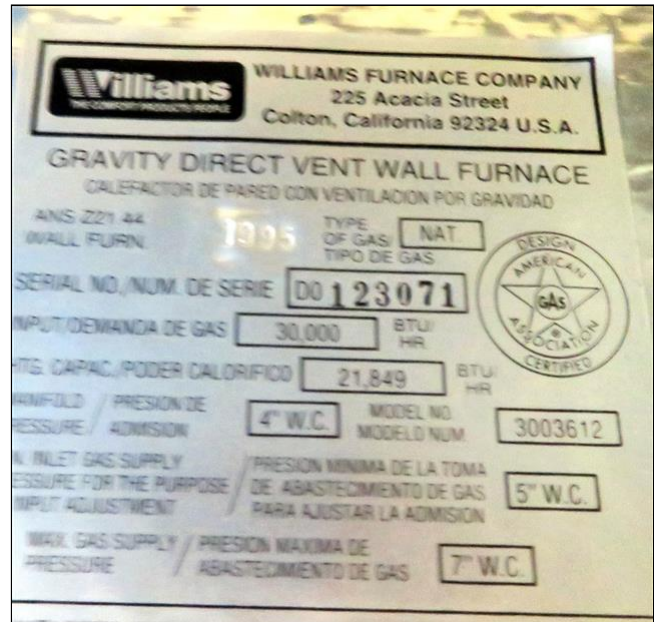
Heating and Cooling

OTHER INFORMATION

- ❌ 12. The furnaces and one air conditioner are old and could require repair or replacement at any time.
- ❌ 13. We were unable to light pilot on wall heater in garage and suggest having serviced by a qualified heating contractor.



Item 13 - Picture 1

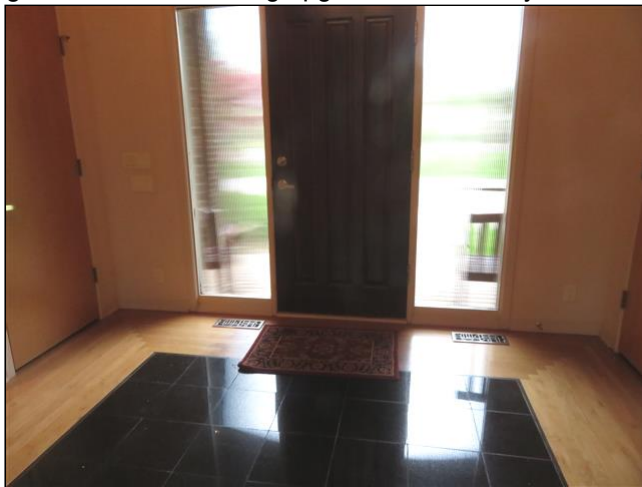


Item 13 - Picture 2

Interiors

WINDOWS (REPRESENTATIVE NUMBER)

- ❌ 14. There is no safety glass label visible at the windows by the entry door. If the glass can not be verified as safety glass we advise having upgraded as a safety enhancement.



Item 14 - Picture 1

CEILINGS

Action Items

Interiors

- ☒ 15. Water stains are visible on the basement ceiling, under the master suite. We suggest having the source of water determined and repairs made as needed. Note that the steam unit was not tested during the inspection as the breaker was shut off.



Item 15 - Picture 1



Item 15 - Picture 2

Kitchen

CABINETS

- ☒ 16. One door needs repair.

Bathrooms

SHOWER WALLS

- ☒ 17. The shower diverter at one of the basement baths is difficult to operate and needs repair.



Item 17 - Picture 1

JETTED TUB

- ☒ 18. Pump operable but we were unable to turn off neck jets (they have their own switch). The jets can't be turned on without spraying water out of the tub until corrected. Have adjusted/repared as needed.

Action Items

Bathrooms



Item 18 - Picture 1

Consideration Items

Introductory Notes

CLIENT ADVICE

19. Any deficiency discussed in this report should be carefully considered by the client and reviewed with the real estate agent as appropriate. Because a report of a deficiency is often based on the experience of the inspector using visual clues, it should be understood more extensive problems can be present which can be more costly to resolve than simply correcting the visible symptoms. Further, it is beyond the scope of this inspection to list every instance of similar deficiencies. The inspector's notation of any given deficiency should be interpreted such that additional similar defects may be present or more extensive. Any reported deficiency may require additional investigation to better determine the number of similar defects and related problems in order to make an informed decision.
- SUGGESTION: Consult with your inspector and/or agent to gain a comfort level about any defect cited in this report. As needed, consult an appropriate contractor who can provide a detailed list of deficiency locations, specifications and costs of repairs BEFORE closing escrow.
20. Please read the inspection report's "Action Summary" for a detailed description of conditions that need immediate attention, and details on repairs that are likely to be costly. Also, please read the report's "Considerations Summary" for a list of definitions, helpful tips, recommended upgrades, items that should be monitored, non-critical conditions requiring repair that arise due to normal wear and tear and the passage of time and conditions that have not significantly affected usability or function - but may if left unattended.

CONCLUDING REMARKS

21. While we make an effort to identify existing as well as potential problems, it is not possible for anyone to predict future performance of all the systems and appliances in a building any more that your Doctor can tell you when you might get a cold or suffer appendicitis.
- SUGGESTION: Budget annually for unforeseen repairs and the purchase of a comprehensive home warranty policy.

Exterior

SIDING/WALL COVERING

22. Some thin cracking in the masonry needs sealing.



Item 22 - Picture 1

GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

23. We suggest regrading as needed to assure all water drains away from the foundation without covering siding. Controlling water around the foundation is the single biggest factor in reducing the chances for water infiltration into the structure. Nearly every structure we inspect has room for improvement.

DRIVEWAYS/WALKS/PATIOS LEADING TO ENTRANCE(S)

Consideration Items

Exterior

24. We suggest filling cracks to help extend the life of the pavement.



Item 24 - Picture 1

DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

25. The deck is partially supported by attachment through the brick veneer wall. This is a common practice that has been approved by many building departments until recently. In many cases this performs as intended. However, this type of attachment has been found to be prone to concealed water intrusion. Also, since brick veneer is non-structural, there is increased risk of the brick coming loose. This is particularly a concern for tall and or large decks as well as decks where groups are entertained. We suggest having sealed and resupported as needed.

The decking is also supported by a type of beam connection that may be prone to failure. Wood joists are fastened on each side of posts. This relies on the fasteners for support rather than the lumber. We suggest having resupported to help assure proper performance and reduce the risk of damage.



Item 25 - Picture 1



Item 25 - Picture 2

LAWN SPRINKLER

26. Review of sprinkler systems is beyond the scope of this inspection. An outside sprinkler system should be properly winterized to prevent damage to the underground components.
- SUGGESTION: Verify with the seller that the system has been properly winterized and obtain disclosure as to system function.

OTHER INFORMATION

Consideration Items

Exterior

- ☒ 27. We suggest caulking/sealing the exterior as needed to help shed water and to maximize energy efficiency. Pay attention to all openings and gaps as well as old caulk that has deteriorated.



Item 27 - Picture 1

Roofing

VALLEYS

- ☒ 28. The valley shingles were not all trimmed according to roofing specifications. The upper corner of each end shingle should be trimmed on a 45 degree angle to direct water into the valley and discourage water flow under the shingle surface. In many cases, no leaks occur, but as a precaution, we advise having corrected to help shed water.



Item 28 - Picture 1

ROOF DRAINAGE SYSTEMS/GUTTERS & DOWNSPOUTS

- ☒ 29. We suggest extending downspout drainage well away from the foundation to reduce the chances of water intrusion into the structure.

OTHER INFORMATION

- ☒ 30. Vegetation should be trimmed away from the roof as it can damage the roof surface and structure.

Consideration Items

Roofing



Item 30 - Picture 1

31. Areas where the roof slopes towards the structure are prone to water intrusion and ice damming and should be monitored closely for leaks and maintenance as needed. Leaks might not be apparent except when actually occurring. Because of the nature of construction, important portions of the flashing are concealed from view



Item 31 - Picture 1

Structure

Foundation walls

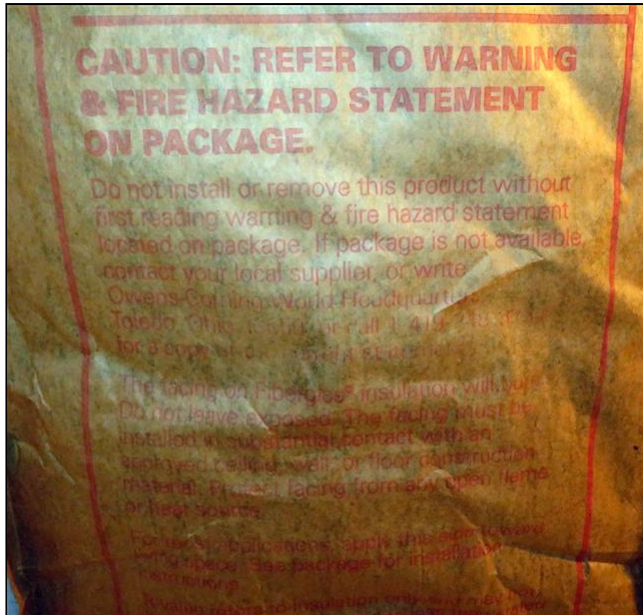
32. Typical wall cracks were noted. This is a common occurrence in foundation walls. The cracks should be monitored for any signs of moisture intrusion and repaired if needed. Also, if you decide to finish an area with cracks, we recommend having repaired and waterproofed prior to installing finish as a preventative measure. If at any time the cracks grow in size, a qualified foundation contractor should evaluate and make repairs as needed.

Insulation (lower level)

33. The vapor retarder on some insulation is exposed, contrary to the manufacturer's instructions. The vapor barrier is flammable and should be covered and should face the heated space.

Consideration Items

Structure



Item 33 - Picture 1

Limitations to Foundation/Floor Framing Inspection

- ☒ 34. Structural components mostly concealed due to finish and belongings.

Plumbing

MAIN WATER SHUT-OFF DEVICE

- ☒ 35. Corroded plumbing should be cleaned and checked for needed maintenance.



Item 35 - Picture 1



Item 35 - Picture 2

OTHER INFORMATION

- ☒ 36. Water was run extensively in fixtures during the inspection. Waste lines, gaskets and fittings dry out while a house is vacant. In some cases the operational checks made during a building inspection do not reveal leaks that may show up only after the home is returned to full use. Drain leaks may not become apparent in a wall or ceiling surface until several hours after the inspection, and because wastes can solidify the sewer lines may need cleaning once occupancy occurs. Your pre-closing walk through inspection becomes especially important in this regard in a

Consideration Items

Plumbing

vacant home. Remember to flush toilets several times and run sink and tub faucets for several minutes and then inspect adjacent walls and ceilings below bathrooms.

Electrical

KITCHEN ELECTRIC

- ☒ 37. Outlets under countertops can be a hazard when corded appliances are plugged in and dangle over the counter. We suggest covering the outlet or at least not using this outlet for any counter mounted appliance.



Item 37 - Picture 1

GENERAL PANEL ENCLOSURE COMMENTS

- ☒ 38. Open knockouts should be appropriately sealed for safety and to help prevent pest intrusion. Plugs are typically widely available and inexpensive. Cut off wiring should be properly terminated with wire nuts.



Item 38 - Picture 1

GENERAL ELECTRIC SYSTEM COMMENTS

Consideration Items

Electrical

- ☒ 39. We suggest upgrading the electrical system to have GFCI protection at all currently recommended locations. See the Electrical Addendum for further information.
- ☒ 40. Back up generator system noted. We did not review this system. The listing agent asked that no attempt be made to start. We suggest verifying the system was installed under an approved municipal permit and that you obtain the maintenance history and schedule. Typically manufacturers advise annual service by a qualified electrical contractor. These units should also automatically cycle--typically on a weekly basis.

Heating and Cooling

OUTSIDE AIR CONDITIONER COMPRESSOR NOTES

- ☒ 41. The air conditioner fins are dirty and should be cleaned to improve the unit's efficiency and reduce stress on the unit. (Typically this can be done with a garden hose on high pressure).

The insulation on the suction line is deteriorated at the outside unit. Missing insulation on a suction line can cause energy loss and condensation. New insulation should be installed. This is an easy repair.

Vegetation should be trimmed at least two feet away from the exterior air conditioning unit(s) to avoid excess wear and increase efficiency.



Item 41 - Picture 1



Item 41 - Picture 2

Interiors

FLOORS

- ☒ 42. Some thin tile cracking noted and areas of cosmetic damage at wood floors.

Consideration Items

Interiors



Item 42 - Picture 1



Item 42 - Picture 2

SMOKE DETECTORS

43. The detectors are older in this structure. Experts recommend that smoke detectors be replaced every ten years and that they be installed in and outside all sleeping areas, on each level of the structure, in accordance with industry standards. Interconnected detectors are preferred so that if one sounds, the others sound. We suggest upgrading as needed prior to occupancy

CARBON MONOXIDE DETECTORS

44. Experts advise the installation of carbon monoxide detectors in all structures. These detectors have limited useful lifespans so we suggest you acquire new detector(s) and install upon occupancy in accordance with manufacturer specifications. Regular testing should follow.

Kitchen

CABINETS

45. Some misalignment noted.

COUNTERTOP

46. Gap needs sealing.



Item 46 - Picture 1

REFRIGERATOR

Consideration Items

Kitchen

- 47. Water and icemaker function not checked.

Bathrooms

SHOWER PAN(S)

- 48. Tiled shower pan(s) noted; we are unable to confirm the integrity of the concealed waterproofing liner. A definitive test for leaks in a tile shower base requires two to three inches of water left standing for up to 48 hours. There were no signs of current leaks, but this definitive test was not part of this inspection.

JETTED TUB

- 49. Access to the jetted tub pump is needed for maintenance purposes.

Laundry

CLOTHES WASHER HOOK UP

- 50. No water hammer device installed. If water hammer is experienced during use these plumbing devices will need to be installed for noise control and to help prevent leaks. This is typically an easy repair for a plumber.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services