

Confidential Inspection Report

221 E. Boston
Detroit MI 48202

May 24, 2019



Prepared for: Evan Faye

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INSPECTION CONDITIONS

INSPECTION COMPANY:

DeBrikHaus Home Inspections, Inc.

Detroit, Michigan 48202

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This is a Single Family home with brick and cedar shingle veneer siding.

This is a "Historical Property" by age if not by designation. Many of the methodologies and material used here are no longer in practice in the residential building industry. This is a property that was built during the time when high levels of skill were required to complete residential construction. It represents an era gone by. The original work is stellar. However, the property has been neglected and renovated to some degree and the decisions are homeowner specific.

The exterior is done in brick and cedar siding. The brick is failing in some areas, the chimneys especially, and random - historical - tuck-pointing should be done. These can be costly repairs.

The roof is oddly done in metal and is leaking - in need of replacement. However it is under-ventilated and the attic lacks the insulation required for modern EFFICIENT living.

Some damage is present at exterior wood trim. Some replacement should be anticipated along with a professional prep and paint.

Grading here and throughout the neighborhood needs attention. Current conditions have allowed excessive moisture into the basement which can create mold and the relate poor air quality. Window wells should be considered with transparent caps. Gutter/downspout drainage should be monitored and improved.

The interior of the property will need considerable prep and paint. Some repairs have been made and are only marginally acceptable. The original wood floors are in fundamentally good condition, but floor sanding/refinishing is recommended.

Fine interior doors are present, and while they are essentially functional, much of the hard ware has been painted over reducing the esthetic possibilities of the house.

The windows are original wood, some with beveled glass, so you should plan on some costs here. This matter should be discussed with a skilled building scientist and the historical society.

A full electrical review should be undertaken. The present system is adequate but poorly distributed.

The plumbing system here is a hodge-podge and strategic improvements are needed. See plumbing in the report below. Most of the plumbing fixtures should be brought to modern standards and may need improvement or replacement. Possible cross-connections are seen.

The property is savable and ready for the next generation of improvements.

Inspectors offer no opinion of whether or not a purchase should be made. However, if the price is right, this is a fixable property.

There are five major concerns when inspecting a house: Water infiltration from whatever source - roof, grading gutters, etc.

Foundation and structural stability.

The collective systems: Electrical installations, Plumbing, and HVAC.

However, many other components impact the comfort and livability of a house: Interior, and exterior presentation, lighting, doors and windows, landscaping etc, all of which will be detailed in the report below.

These components are serviceable at this house insofar as they could be seen, but you should anticipate the need for strategic upgrades.

A three car garage is present with an apartment above. This space is habitable, but needs considerable improvement.

This is a neighborhood being Re-Gentrified. It sits in one of the oldest communities in the city. Also, there is considerable activity on this block and it is in short driving distance from one of the commercial hubs. .

Also, amateur work and delayed maintenance are often issues that must be addressed

Windows here are original wood (in variety) Consider refurbishing them and consulting with an expert. This activity can be learned. Hiring professional is costly.

Acceptable curb appeal is present here, but some minor maintenance improvements are needed. Gutters need considerable improvement. They empty too close to the property, and are debris filled. ATTENTION NEEDED, This lot slopes towards the house on its entire, or most of its perimeter. This condition can cause water to collect in the basement/crawl space. Moisture in these location can cause rot, mold, and structural deterioration. Correction is needed.

Restoration is the highest level of repair on old/historical buildings. To achieve it is costly and typically advisable only when a property is self-supporting and profitable. If this is your plan, you should consider scheduling a "charrette" to hear from all of the required experts. Call for consultation.

The deck or ramp here is in need of improvement. Some amateur, or ill-advised work is seen. Correction is needed.

The patio here has heaved and/or settled and immediate improvement is recommended. Consider re-setting. mud-jacking, or replacement Amateur work is displayed in nearly all of the "improvements." This is a presentable property, but close review shows a need for many aesthetic and standard improvements.

The original work seen here is, of course stellar. The maintenance work since then is not. Much, if not most of the recent work is substandard. A professional should be hired to make proper repairs.

This is an older house and many of the conditions found are owed to the age of the property. There are advantages and disadvantages to owning such a house, and many are discussed in the report. Insulation in the attic and rim joists (the bond atop the basement walls) is inadequate and poorly done. Improvement here is strongly recommended. This will help to reduce high energy costs.

Fencing needs attention. This can be a costly installation. We should discuss this matter.

The garage here needs extensive repair. It has a younger and different roof from the main structure. This structure is savable, but only a skilled carpenter/brick mason should be hired for this work. (A New Roof is Needed on the primary house). This will be costly and require a full tear-off.

Concrete, or "flat" work needs attention here. Much of this material is heaved, cracked, or slopes in the direction of the house. Some replacement or concrete leveling will be needed. Also the driveway here is shared, which can be problematic.

Attention is needed at the electrical system. Unsafe conditions are present. A full Plumbing Upgrade will be needed or is at least recommended. **Recommend viewing interior of main drain line with camera to determine status and condition. This can save you costs and angst while owning and caring for your new home.**

The Systems here (plumbing, electrical, HVAC) are complicated and given that they are aging, each should be reviewed by people licensed in those particular areas.

Wood trim is damaged by time, neglect, and "young or premature" wood. Considerable replacement is needed by a skilled trim carpenter.

A full exterior prep-paint job will be needed. Consider hiring professionals for this work. Some wood replacement may be necessary. Call for consultation.

Complete Interior Prep/Paint is recommended.

Delayed Maintenance is perhaps the biggest issue here. Ongoing repairs will be needed and you should feel free to call if you need professional assistance.

This property is completely furnished, which disallows complete viewing. Stored items in all habitable spaces may hide conditions needing attention. A final walk-through is suggested when the house is empty.

General ongoing maintenance will be needed, but existing conditions are acceptable.. Generally fair conditions are seen here. Primarily typical repairs are needed. However there are many things that need attention, most of which are detailed in the report below.

There are major environmental issues to address here: mold, asbestos, lead paint. These concerns should be researched and discussed with a qualified environmental expert.

WDO - "Wood Destroying Organisms" including: termites, Carpenter ants and bees, powder-post beetles, etc are often difficult

to see as they are likely in hidden places, such as behind or between walls. Thus they are not officially part of the inspection process, so it may be useful to have this examine done by a certified specialist.

The structure here is solid insofar as it could be seen, but further review is needed after some strategic demo.

This property is habitable as it is and can be made lovely, however it will be an expensive undertaking if professionals are hired and no one else should be. A five to ten year plan should be put in place.



CLIENT & SITE INFORMATION:

FILE #:

001052419.

DATE OF INSPECTION:

May 24, 2019.

TIME OF INSPECTION:

11:00 AM.

CLIENT NAME:

Evan Faye



OTHER OBSERVATIONS:

An air system is in place but ABANDONED. It appears as if it could be reactivated. Evidence of mold is present or conditions that can promote its growth at several points, and these conditions should be remediated. See grading. No Egress present and this is considered a fire hazard (In a finished basement). Consider installing this component. Call for consultation, Stored Items limit viewing here. Further review is recommended when the area is empty.

A functional kitchen is present here. Some up-dating is recommended. Bath is present here.

WET BAR:

A "dry" bar is present that will likely be removed during the recommended demo.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is partial: Habitable space has been created in this area. Conventional framing. However, Balloon is likely here. This framing deals with load distribution on the structure's frame. The weight is equally distributed vertically over 2-inch-by-4-inch studs or 2-inch-by-6-inch studs. Each stud should be centered and in place every 16 inches though builders think anywhere from 12 inches to 24 inches is acceptable. The frame is made load bearing by lateral support through wrapped sheathing. There are both advantages and disadvantages to the use of balloon framing for construction projects. This technique is resistant to high winds and allows for larger windows with angled tops. Rooms with high ceilings such as foyers with two stories or areas in need of a taller chimney are examples of where this is beneficial. A disadvantage to consider is that fires move quicker through a house with balloon framing. Extra costs are necessary to add fire blocking on all floors through additional materials.

Read more : http://www.ehow.com/info_8787503_balloon-framing.html?ref=Track2&utm_source=ask

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Attic condensation during the winter can decrease the effectiveness of insulation and over time can cause significant damage to structural elements in the attic such as rafters or trusses. And the same factors that cause attic condensation problems also cause ice build-up on roof edges, which can lead to ice damming. If ice damming occurs it often results in snow-melt water entering the home with the potential of causing significant water damage to the home's interior.

Attics tend to be very inhospitable places (scorching hot in the summer and freezing cold in the winter) so the average homeowner seldom visits the attic to check its condition. Therefore, if an attic condensation problem does exist, it often goes undetected until significant damage has occurred. As mentioned previously, the same factors that cause attic condensation problems also cause ice build-up on roof edges. So if you have noticed that you have lots of icicles hanging from the edge of your roof, it is also probable that your attic has condensation problems. Scuttle (or attic door) should be insulated and weather-stripped as an exterior door.

Inspectors no longer walk in attics so as to not disturb or compromise insulation. Viewing was limited, Some unwanted openings are present at fascia or VTR. These locations should be monitored for insect and moisture infiltration. Major staining is noted in some areas. Signs of past/present leakage, No Soffit vents are present on this house. Consider installing them.

Thermal envelop is inadequately sealed or protected due to the improper configuration of the insulation in the "attic" space. Seek the services of a weatherization specialist for further review and corrections as needed. This attic is under ventilated by modern standards. This condition can shorten the life of the roof. Additional attic ventilation is recommended. Call for consultation.

Industry standard for proper attic ventilation recommends (for no vapor retarder type of attic insulation - no paper, plastic or aluminum layer between the attic floor and insulation layer) 1 sq. foot of ventilation for every 150 sq. feet of attic space divided 50 / 50 between the inlets and outlets.

For vapor retarder equipped attic insulation (for example fiberglass blankets/bats with paper facing), you should have 1 sq. foot for every 300 sq. feet of attic space - assuming that everything else is perfect...However this matter should always be discussed with a weatherization expert. A Weatherization specialist or even a "Building Scientist" should be contacted for further review and insulation/ventilation corrections as needed. Electrical installations here are unsafe/unfinished. No fire stop is seen at these penetrations, so there is unnecessary heat loss. See electrical.



INSULATION TYPE AND CONDITION:

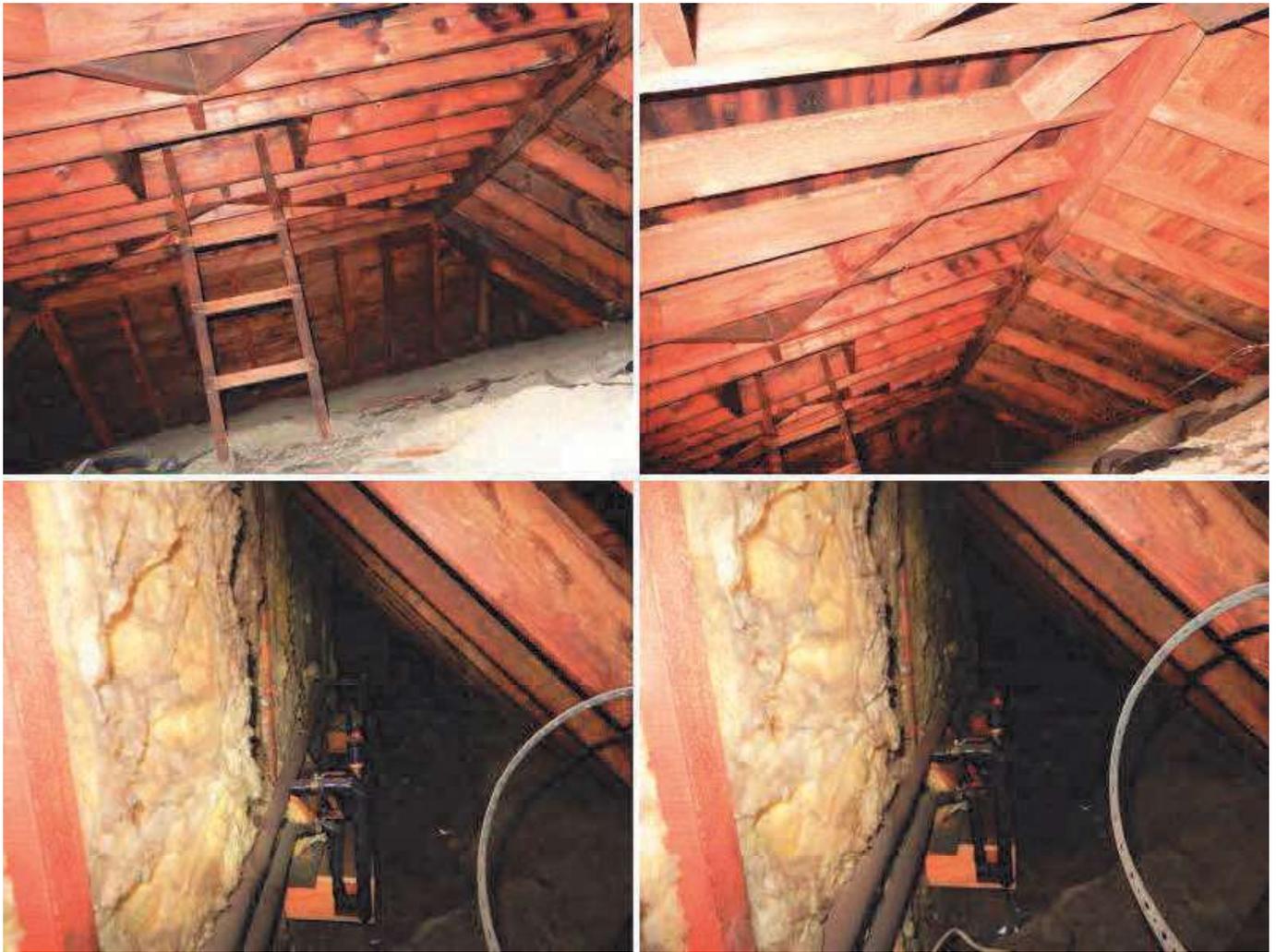
Fiberglass batts and Cellulose- Blown, Insulation here is poorly or incorrectly installed. Seek the services of a skilled weatherization specialists. If recessed lighting has been installed (the following applies to all ceiling lights to some extent). The cans are not sealed or baffled, and the wiring is unsafe. These lights - and even conventional ceiling lights - can allow unwanted moisture into the attic, and create conditions that promote mold. Further review is recommended.

An air tight house is considered a desirable goal in modern housing. It reduces utility bills while providing enhanced levels of comfort in the home. However this area of housing improvement is currently being researched by many experts, and there are many varying points of view. It can also be costly to achieve. However cost analysis often shows that when this work is properly done (compatible with the house wherein the work is done) the home owner actually saves dollars.

You should take the initiative to research this matter, and perhaps seek this consul of a building scientist. This area is under-insulated by modern standards, or improperly done and can cause unwanted heat loss. Proper insulation and ventilation will pay for itself, and when the math is done, one sees that it pays for other projects as well.

Insulating an older house to modern recommended standards is challenging. Access is difficult, soffit vents are absent in many cases. However it can be achieved, and you should consider discussing this matter with a skilled weatherization specialist.

A Weatherization expert should be consulted. Some insulation is installed unevenly, or has been disturbed, thus reducing the R-value. Recommend additional insulation in the attic area especially the floor. Wiring in this area may be unsafe and in need of correction.



DEPTH AND R-FACTOR:

5-6 inches is recommended for side/knee walls with kraft paper facing the "winter-warm" wall. R-60, or 24" of approved insulation material is recommended to achieve desired modern efficiencies. Call for consultation. A Weatherization specialist should be consulted for further review and modern recommended updates. Insulation has been disturbed and good coverage is no longer present. Existing R-Values are impossible to determine.



ROOF:

STYLE:

Several elevations are present as was common in this era of architectural styling. Multi-gable configuration. Hip is the primary roof style on this property.

Mansard roof is present here.

Advantages of Mansard Roofs

Future Additions: Because the first slope on a mansard roof is so steep, it can act as a wall if you ever decide to build another floor on top of your home. This allows for greater flexibility in the long run, and makes it cheaper to have such additions done on your home. As a result, mansard roofs are ideal for young couples who are looking to raise a family, but who do not want to purchase a large home right away.

Added Space: Even without building an addition on top of your already existing roof, mansard roofs provide extra living space when compared to other types of roofs. Because all four sides of the roof are steeply sloped in a box shape, it is easy to convert the attic space into a loft or an extra bedroom if needed. This is a metal roof.



TYPE:

Metal, a terne roof is present in some areas. This is generally good material but is seldom used anymore.

In the 1860's, the options for metal roofs were copper, lead, tin-coated iron, and terne-coated steel. Tin-coated malleable iron was disappearing at the time. Copper and terne rolled roofs were very popular during that vintage--terne more so because it was less expensive.

Terne is an alloy of lead and tin that provides excellent corrosion protection for steel. It was recently taken off the market due to the politics of lead, although no specific health threat was ever established. Terne roofs can last a very long time. A lot of terne roofs are a good 100 years old. To say a terne roof would last 170 years might be optimistic, but it's not out of the question if the roof has been well maintained over the years--especially if it's located in a benign climate like that in some of the drier western states.

Recognize too that the modern materials that one might use to replace this historic roof with would likely not be as durable as the original material. The more popular metals used today are coated carbon steel and aluminum. You can generally expect 40 to 60 years out of those if they are installed properly. However, no painted finish on those materials will last that long. Today's premium factory paint options will go 35 years at best.

ROOF ACCESS:

From the ground with a telescoping camera. and viewed from attic where damage can often be readily seen.



ROOF COVERING STATUS:

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis, or as time warrants. General condition appears serviceable with normal indicators of the aging process. Regular maintenance and inspections are advised.

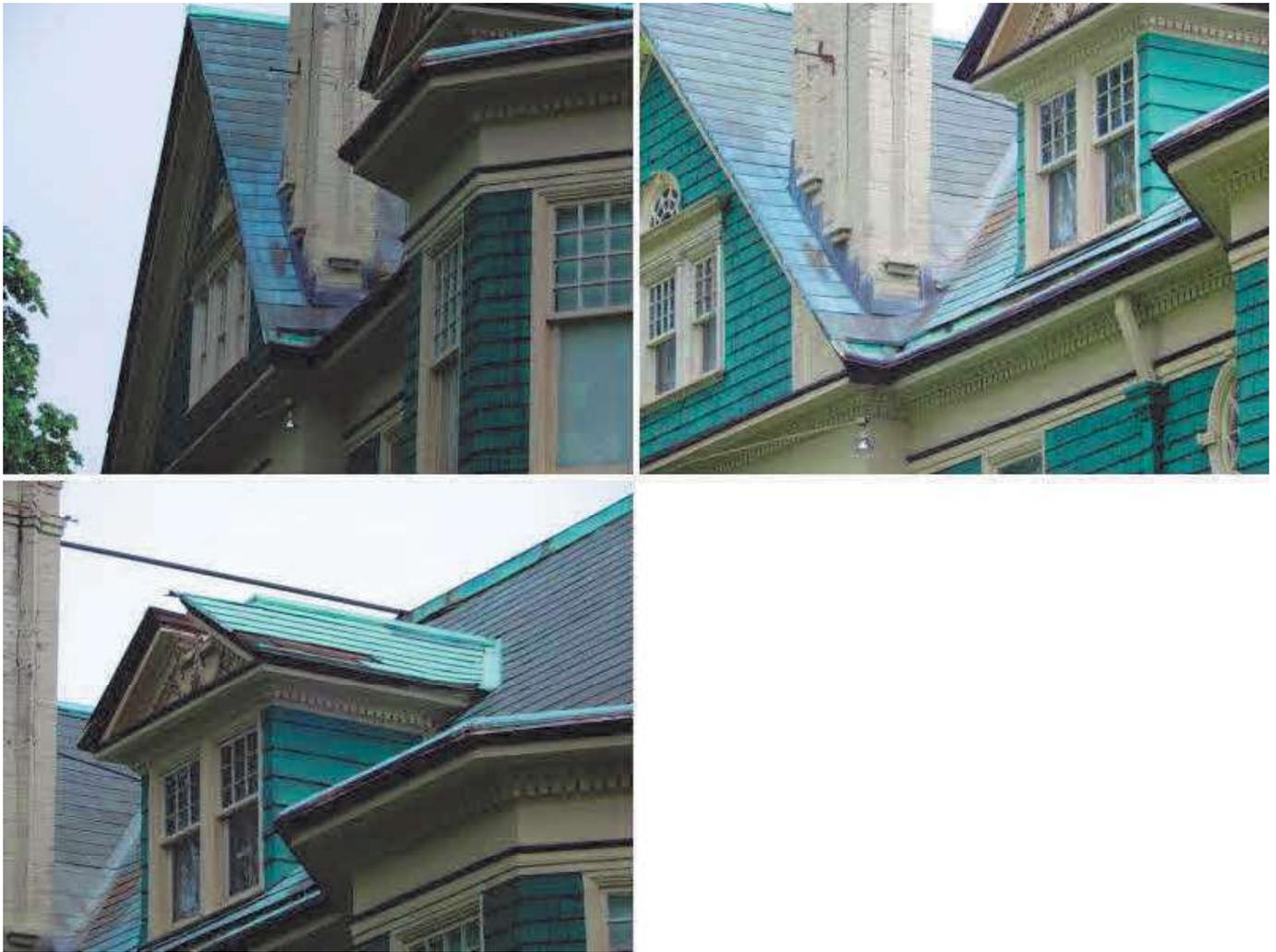
Damage/Deterioration/Defects noted, Roof appears to be leaking in isolated areas, particularly transition areas. Immediate repair is needed here. A licensed roofing contractor should be consulted.

Roof appears to be at/near the end of its useful life, Ice-damming is possible under the existing configuration. See attic, This roof must be replaced immediately. It is currently open to the elements. You should hire licensed professionals for this work. Anticipate the need to replace the roof covering in the not too distant future.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Damage is noted-or possible at: Dormers and transitions, Stacks or plumbing vent pipes are improperly or poorly installed. at the valley, Transitions from one surface to another (roof - to -wall), Active leakage is noted-in isolated areas.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full system. (Gutters are almost always improperly installed. Be sure to regularly monitor for proper flow). A very complicated system is present here. Consider pitty-pat (a gravel base with landscape fabric that slopes sharply away from the house), this technique does not work at every house, so call for discussion. General improvement is needed here. Consider hiring a licensed contractor to make the necessary corrections. System is built-in to the roof line. This is a historical technique and requires specialists to make proper repairs.

Although it is best practice to restore metal-lined gutters with metal, the availability of experienced contractors and the high cost might prevent some homeowners from making needed repairs. This could allow leaking gutters to cause extensive damage to their home, significantly escalating the cost when repairs are finally made.

If the metal gutter lining isn't too far gone, it might be able to be preserved with an elastomeric coating system. Not the stuff from a home center, but a coating system specifically for historic metal roof preservation. If there are a few bad spots or tar patched seams, a reinforcing fabric can be installed as the coating is applied.

There's another method of restoring built-in gutters that has been successful, when installed with care. This involves applying a waterproof roofing membrane over the existing gutter lining. These membranes are usually either EPDM (rubber) or modified bitumen and are manufactured for "flat" roof installations. Correct installation includes properly adhering the membrane and seams, correctly terminating the edges and installing the downspout outlets so they don't leak.

Call for consultation.

There are many options for improvement rain water flow and distribution. Consider and research "Rain-Bird" Pop-ups as an alternative drainage option. Downspout placement can be challenging. However there are many market place options to choose from. This matter should be researched. Corrugated extenders are not recommended as they can accumulate debris and cause water back ups. A tune-up is suggested: clean, re-pitch, etc, Damage/Defects viewed are common to most gutter installations.

This is very common: Gutters are sloped improperly (no or too little pitch) or "bellies" are present and can/will hold water- and pull gutters away from the fascia. Poor slope can be too much or too little pitch. Correction is needed here. Repair is needed.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION: