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To: Christian Odlum via email: COdlum@hodlawyers.com
Autumn Allen AAllen@hodlawyers.com

Re: Roof condition – 1128 Dakin St., Lansing

Today I inspected the home at the above address. This inspection is a snapshot of the conditions at the time of the inspection, and I can only speak to those conditions. These conditions may be used to make reasonable assumptions and opinions as to the history of the property conditions.

Property description:

The structure is a wood frame on a concrete block foundation. The structure appears to have been built in the mid 1920's. The structure has had wood framed additions on both the front and back that were added later in place of the original wood box-framed porches. The property includes a garage that was not inspected.

Weather conditions:

It was partly sunny and 74 degrees.

Property conditions:

Trees on property and adjoining lots were full of foliage. A Consumers Energy work crew were working on the gas lines under the road.

Exterior Inspection:

South site grading is poor. Driveway is broken up and frost heaved resulting in negative draining towards the house. Drip line from poorly installed and maintained gutter system was observed. Deteriorated and missing paint, moss growth, and staining indicated that this has been a long-term situation.

East site grading appears positive, but porch and deck system limit visibility

North side grading is overall positive but is negative along the drip line from the poorly installed and maintained gutter system. There is no gutter system on the NE corner of the house resulting in water setting against the foundation in this area.

West grade has a basement access stairs and evidence of water entry was observed due to negative grade.

Roof:

The roof of the whole house has a newer architectural shingle. It is vented with a nail over ridge vent and a nail over eave vent. Plumbing boot flashings, chimney flashings, and step flashings were properly installed. The poorly installed and maintained gutters may lead to ice dams.

Living areas:

Several areas of past water damage were observed. Some evidence of painting over the stains was observed. No surfaces were damp at the time of the inspection.

Bathroom:

Evidence of past water damage was observed. There is no vent fan to exhaust moist air. There is a window, but it has been covered with foam insulation.

Attic area:

The structure has a walk-up attic area that had been covered in fiberboard sheathing. The sheathing was in poor condition with several holes and patches. Evidence of rodent activity was observed. Roof decking was clean for age and exposure and was dry. No visual evidence of mold was observed. Roof ventilation appears to be working as intended. Insulation was dry and free of water stains.

Basement:

The basement was very damp. Evidence of moisture entry was observed on all sides. Standing sewage was observed at East wall. The basement floor was covered with large amounts of clutter including mattresses and clothing. Original wood column is rotted off its base from long term water exposure. Personal belongings were all damp and moldy.

Statement of Opinion:

Based on my observations on June 27, 2022, I found evidence that the house roof has leaked in the past. I do not find any evidence that the current roof surface has leaked. The current condition of the roof and its corresponding systems do not appear to be substandard and are working as intended.

It is my opinion that the moisture and smell issues that the owner is experiencing are due water infiltration into the basement, the corresponding wet personal materials, mold growth, and standing sewage. I recommend new gutter system, properly grading away from the home, trimming trees away from the structure, and removal of damage personal items from the basement. It is also important to run a dehumidifier to control the moisture in the basement.

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