

# STEELEMAN INSPECTIONS, L.L.C.

## Inspection Report

**Tim Baise**

**Property Address:**  
1128 Daikin St.  
Lansing MI 48912



1128 Daikin St.

**Steeleman Inspections L.L.C. 14061904**

**Benjamin Stahl 14061904**  
**1140 Abbot Road**  
**#4592**  
**East Lansing, MI 48826-4592**  
**517-455-4219**

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<b>Date:</b> 12/13/2019	<b>Time:</b> 12:00 PM	<b>Report ID:</b>
<b>Property:</b> 1128 Daikin St. Lansing MI 48912	<b>Customer:</b> Tim Baise	<b>Real Estate Professional:</b>

The inspection called in was originally for a roof inspection which has been replaced in the last year and was suspected as being the source of leaks. Indoor moisture/condensation which has been dripping from the ceiling was assumed as roof leaks. This was assumed as the interior moisture/leaking problem coincided with the exact same time just after the roof re-shingle job. Review of pointed out areas along with review of roof and gutters point to the possibility of drainage water intrusion into the basement which has been directed through the home thru the hvac system. This likely caused elevated interior humidity which turned to condensation and caused (raining) of the high levels of humidity to the point of mildew/mold which has been an ongoing issue since the new roof shingles.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

1926

**Temperature:**

40 (F)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>1.0</b>	<b>Roof Coverings</b>	●				<b>Roof Covering:</b> Architectural Asphalt/Fiberglass
<b>1.1</b>	<b>Flashings</b>		●			<b>Viewed roof covering from:</b> Ladder Walked roof
<b>1.2</b>	<b>Skylights, Chimneys and Roof Penetrations</b>			●		<b>Sky Light(s):</b> None
<b>1.3</b>	<b>Roof Drainage Systems</b>	●			●	<b>Chimney (exterior):</b> Brick

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**1.0** #1-3 New roof overall appears to be intact with no leaking observed.



1.0 Item 1(Picture) roof overview



1.0 Item 2(Picture)

1.0 Item 3(Picture)

1.1 #1-2 Flashing was not observed, but no leaking was apparent directly under step flashed areas.



1.1 Item 1(Picture) flashing at gable not visible



1.1 Item 2(Picture) no flashing observed

**1.3** #1-2 Gutters around the perimeter were damaged/missing pieces and moisture intrusion into the house is likely contributing to an increased elevated humidity level which is likely causing associated issues/problems experienced by the owner.



1.3 Item 1(Picture) gutter missing/damaged



### 1.3 Item 2(Picture) gutters missing/damaged

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
<b>4.0</b>	<b>Ceilings</b>	●				<b>Ceiling Materials:</b> Plaster
<b>4.1</b>	<b>Walls</b>	●			●	<b>Wall Material:</b> Plaster
<b>4.2</b>	<b>Floors</b>	●			●	<b>Floor Covering(s):</b> Carpet Tile Wood
<b>4.3</b>	<b>Steps, Stairways, Balconies and Railings</b>		●			
<b>4.4</b>	<b>Counters and Cabinets (representative number)</b>		●			
<b>4.5</b>	<b>Doors (representative number)</b>		●			
<b>4.6</b>	<b>Windows (representative number)</b>		●			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

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**4.0** see section 4.1,4.2.

**4.1** #1-3 Various staining is present from prior interior condensation. Owner has said that the home has experienced heavy interior moisture levels within the last year that was never an issue in the past. Review of gutters and basement indicates likely source as failed gutters and basement water intrusion, along with hvac distribution through out the entire home. This is turn elevated interior humidity causing various problems such as possible mold/mildew and various areas raining condensation moisture from above. No mold testing was ordered.



4.1 Item 1(Picture) front bedroom



4.1 Item 2(Picture) prior moisture staining



4.1 Item 3(Picture) wall to basement staining

**4.2 #1** Various carpets/floors are stained. Owner has said that floor coverings have deteriorated rapidly since interior elevated moisture levels causing mold/mildew/etc. Current high moisture levels were not observed. No mold testing was ordered.



4.2 Item 1(Picture) carpet

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>	
5.0	<b>Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	●				●	<b>Foundation:</b> Masonry block <b>Method used to observe</b> <b>Crawlspace:</b> No crawlspace <b>Floor Structure:</b> Wood joists <b>Wall Structure:</b> Wood <b>Columns or Piers:</b> Steel lally columns <b>Ceiling Structure:</b> 2X6 <b>Roof Structure:</b> 2 X 6 Rafters <b>Roof-Type:</b> Gable <b>Method used to observe attic:</b> From entry Partially Inaccessible <b>Attic info:</b> Attic access
5.1	<b>Walls (Structural)</b>		●				
5.2	<b>Columns or Piers</b>		●				
5.3	<b>Floors (Structural)</b>		●				
5.4	<b>Ceilings (Structural)</b>		●				
5.5	<b>Roof Structure and Attic</b>	●	●		●		

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IN NI NP RR

**5.0** #1-6 Basement has various water intrusion/staining and current which are allowing moisture intrusion. Owner has stated that the moisture intrusion worsened after the roof was replaced which left the gutters in disrepair. #7-8 HVAC asbestos covered ducts have been recently deteriorated according to the owner and possible mold attached is visible.



5.0 Item 1(Picture) basement water intrusion area



5.0 Item 2(Picture) basement north perimeter



5.0 Item 3(Picture) peeling paint from condensation





5.0 Item 4(Picture) water infiltration area



5.0 Item 5(Picture) basement walk out level



5.0 Item 6(Picture) basement wall staining



5.0 Item 7(Picture) basement hvac vent duct



5.0 Item 8(Picture) basement hvac duct



5.0 Item 9(Picture) basement clothes

**5.5** #1-3 Attic has finished cathedral ceilings with insulation filling cavities. Currently proper ventilation is not possible as roof structure rafter cavities are filled with insulation. Most of the attic roof structure is not accessible.



5.5 Item 1(Picture) attic ceiling



5.5 Item 2(Picture) attic ceiling



5.5 Item 3(Picture) attic ceiling insulation

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
<b>9.0</b>	<b>Insulation in Attic</b>		●		●	<b>Attic Insulation:</b> Blown Cellulose Polyurethane foam  <b>Ventilation:</b> Ridge vents Soffit Vents
<b>9.1</b>	<b>Insulation Under Floor System</b>		●			
<b>9.2</b>	<b>Vapor Retarders (in Crawlspace or basement)</b>		●			
<b>9.3</b>	<b>Ventilation of Attic and Foundation Areas</b>	●			●	
<b>9.4</b>	<b>Venting Systems (Kitchens, Baths and Laundry)</b>		●			
<b>9.5</b>	<b>Ventilation Fans and Thermostatic Controls in Attic</b>			●		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**9.0** attic insulation is improperly clogging rafter cavities.

**9.3** #1 Shingle over intake vent along with ridge vent is present. However this system is not currently functional as the lower intake and upper exhaust vent do not connect. #2 Blocked rafter cavities to lower level. The attic cathedral ceiling has each cavity full of foam insulation. Proper ventilation is impossible in its current configuration. On cathedral ceilings, each rafter cavity needs to have baffles to allow ventilation to flow from the lower intake vents to the upper exhaust ridge vent. In its current configuration, adequate ventilation is not possible.



9.3 Item 1(Picture) shingle over intake vent





9.3 Item 2(Picture) blocked rafter cavity

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary

# STEELEMAN INSPECTIONS, L.L.C.

**Steeleman Inspections L.L.C. 14061904**

**1140 Abbot Road  
#4592  
East Lansing, MI 48826-4592  
517-455-4219**

**Customer**  
Tim Baise

**Address**  
1128 Daikin St.  
Lansing MI 48912

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.3 Roof Drainage Systems

#### **Inspected, Repair or Replace**

#1-2 Gutters around the perimeter were damaged/missing pieces and moisture intrusion into the house is likely contributing to an increased elevated humidity level which is likely causing associated issues/problems experienced by the owner.

## 4. Interiors

### 4.1 Walls

#### **Inspected, Repair or Replace**

#1-3 Various staining is present from prior interior condensation. Owner has said that the home has experienced heavy interior moisture levels within the last year that was never an issue in the past. Review of gutters and basement indicates likely source as failed gutters and basement water intrusion, along with hvac distribution through out the entire home. This is turn elevated interior humidity causing various problems such as possible mold/mildew and various areas raining condensation moisture from above. No mold testing was ordered.

### 4.2 Floors

**Inspected, Repair or Replace**

#1 Various carpets/floors are stained. Owner has said that floor coverings have deteriorated rapidly since interior elevated moisture levels causing mold/mildew/etc. Current high moisture levels were not observed. No mold testing was ordered.

## 5. Structural Components

### 5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Inspected, Repair or Replace**

#1-6 Basement has various water intrusion/staining and current which are allowing moisture intrusion. Owner has stated that the moisture intrusion worsened after the roof was replaced which left the gutters in disrepair. #7-8 HVAC asbestos covered ducts have been recently deteriorated according to the owner and possible mold attached is visible.

### 5.5 Roof Structure and Attic

**Inspected, Not Inspected, Repair or Replace**

#1-3 Attic has finished cathedral ceilings with insulation filling cavities. Currently proper ventilation is not possible as roof structure rafter cavities are filled with insulation. Most of the attic roof structure is not accessible.

## 9. Insulation and Ventilation

### 9.0 Insulation in Attic

**Not Inspected, Repair or Replace**

attic insulation is improperly clogging rafter cavities.

### 9.3 Ventilation of Attic and Foundation Areas

**Inspected, Repair or Replace**

#1 Shingle over intake vent along with ridge vent is present. However this system is not currently functional as the lower intake and upper exhaust vent do not connect. #2 Blocked rafter cavities to lower level. The attic cathedral ceiling has each cavity full of foam insulation. Proper ventilation is impossible in its current configuration. On cathedral ceilings, each rafter cavity needs to have baffles to allow ventilation to flow from the lower intake vents to the upper exhaust ridge vent. In its current configuration, adequate ventilation is not possible.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

# STEELEMAN INSPECTIONS, L.L.C.

**Steeleman Inspections L.L.C. 14061904**

**1140 Abbot Road**

**#4592**

**East Lansing, MI 48826-4592**

**517-455-4219**

**Inspected By: Benjamin Stahl 14061904**

**Inspection Date: 12/13/2019**

**Report ID:**

Customer Info:	Inspection Property:
Tim Baise 1128 Daikin St. Lansing MI 48912  <b>Customer's Real Estate Professional:</b>	1128 Daikin St. Lansing MI 48912

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Roof inspection originally with advisement	150.00	1	150.00
Inspection Discount	-25.00	1	-25.00
			<b>Tax \$0.00</b>
			<b>Total Price \$125.00</b>

**Payment Method:** Credit Card

**Payment Status:** Paid At Time Of Inspection

**Note:**

# STEELEMAN INSPECTIONS, L.L.C.

The address of the property is: 1128 Daikin St., Lansing, MI 48912

Fee for the home inspection is 125.00.

THIS AGREEMENT made on 12/13/2019 by and between Benjamin Stahl NACHI #14061904 (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home. CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

\_\_\_\_\_  
FOR INSPECTOR

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE DATE

\_\_\_\_\_  
EMAIL