

Inspection Report

Provided by:



Baker Inspections

Inspector: Carl Baker

Property Address

10892 Monticello
Pinckney, MI



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Report Information

Client Information

Client Name Kiara Nelson
Client Email kiara@hometeamrealtor.com

Property Information

Approximate Year Built 1978

Inspection Information

Inspector Carl Baker
Weather Conditions Overcast
Temperature 10°
Price for Inspection \$375

WITHIN THE SCOPE OF THE INSPECTION

For and in consideration of the promises and terms of this Agreement for Inspection Services ("Agreement"), Inspector and Client hereby agree as follows:

- 1) Inspector agrees to perform a visual inspection of subject water supply and on site sewage system with a written report of major deficiencies. This inspection will be of readily accessible areas and is limited to visual observation of apparent condition existing at the time of inspection only. Pass or Failed systems will be determined by system performance at time of inspection.
- 2) Systems and items which are excluded from this inspection include, but are not limited to the following: underground out of sight equipment and items, undesirable contaminated soil conditions, any equipment or items in addition to Basic State or County approved system.
- 3) Neither the inspection nor the inspection report is a warranty express or implied, regarding the adequacy performance or condition on the inspected water supply or waste disposal system.
- 4) The inspection and report are not intended to reflect the value of the premises or to make any representation as to the advisability of purchase or suitability for use.
- 5) The Parties agree that the maximum liability for Inspector arising from any failure to perform any of the obligations of the Inspector under this agreement is limited to an amount not to exceed the fee paid for the inspection service.
- 6) Payment is due upon completion of the on-site inspection.
- 7) This agreement represents the entire agreement between the Inspector and the Client. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by both Inspector and Client.
- 8) This agreement shall be binding upon and enforceable by the Parties and their heirs, executors, Administrators, successors, and assigns.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

1 Onsite Water Supply Evaluation

Well

1.1) Locate Well



1.2) Well Size and Material

4 inch steel

1.3) Well Pump Type

Submersible

1.4) Pressure

40- -60 short cycle

1.5) Water Flow

10 GPM

1.6) Visible Leaks

Kitchen sink leaks.

1.7) Isolation Distance to Septic System

More than 50 feet

Water Testing

No

2 Onsite Sewage Disposal System Evaluation

Sewage

2.1) Locate Septic Tank(s)



2.2) Open Septic Tank(s)

2.3) Air Gap

Yes

2.4) Scum Layer

Yes

2.5) Sludge Buildup

No

2.6) Needs Pumping

Yes

2.7) Dig Holes in Drainfield

One test hole



2.8) Effluent In Holes

2.9) Sewage in Holes

2.10) Field Breakout

2.11) Wet Areas or Greener Grass

No

2.12) Vegetation On Or Near Field

No

Occupied or Vacant

Occupied

3 Onsite Water Supply

Additional Comments

Comments

Turned on the water inside the house for the duration of the inspection. The well sustained average pressure and volume throughout the house. The pressure tank is short cycling and should be replaced. The well and the well equipment appear to be functioning properly at the time of inspection.

4 Onsite Sewage Disposal

Additional Comments

Comments

Located and dug up the septic tank. The septic tank has a thick scum layer and should be pumped out. Located in dug one test hole in the drainfield. The drainfield has clean stone and dry sand. Due to the frost, the rest of the drainfield could not be located/excavated. The septic system appears to be functioning properly at the time of inspection.