Inspection Report

bob sample

Property Address: 2838 CAPITAL AVE SW BATTLE CREEK MI 49015



Gray's Real Estate Inspections LLC

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Date: 8/12/2025	Time:	Report ID: 20250812-2838-CAPITAL- AVE-SW
Property:	Customer:	Real Estate Professional:
2838 CAPITAL AVE SW	bob sample	
BATTLE CREEK MI 49015		

This inspection is conducted in accordance with the **Standards of Practice for Commercial Property Inspections**. It is intended to provide a baseline understanding of the property's condition based on visual observations and readily accessible components at the time of the inspection. However, there are important limitations to understand:

- The inspection is not technically exhaustive.
- · It will not identify concealed or latent defects.
- It does not address aesthetic issues, cosmetic concerns, or matters of personal preference.
- The inspection does not determine the suitability of the property for any specific use.
- · It does not establish the property's market value or marketability.
- · It does not assess the property's insurability.
- It does not determine whether the purchase of the property is advisable or inadvisable.
- The inspection does not project the **life expectancy of the property or its components**.
- It excludes items that are **not permanently installed**.
- These Standards of Practice apply specifically to **commercial properties**.

In Attendance: purchaser	Type of building: slab on grade gable roof banquet hall	Approximate age of building: Over 10 Years
Temperature: high 80's, Over 65 (F) = 18 (C)	Weather: sunny , Hot and Humid	Ground/Soil surface condition: Damp
Rain in last 3 days: rain 12 hrs before inspection , Yes	Radon Test: No	Water Test: No

© RESULTS AT A GLANCE

50

© ITEMS INSPECTED

Total number in report.

150
PHOTOS
Total number in report.



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B DESCRIPTION

The inspector should inspect from ground level, or the eaves or rooftop (if a rooftop access door exists): the roof covering; for the presence of exposed membrane; slopes; for evidence of significant ponding; the gutters; the downspouts; the vents, flashings, skylights, chimney and other roof penetrations; the general structure of the roof from the readily accessible panels, doors or stairs; and for the need for repairs.

The inspector is not required to: walk on any pitched roof surface, predict service-life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris, or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, lightning arresters, de-icing equipment, or similar attachments, walk on any roof areas that appear, in the opinion of the inspector, to be unsafe, walk on any roof areas if it might, in the opinion of the inspector, cause damage, perform a water test, warrant or certify the roof, walk on any roofs that lack rooftop access doors.

* STYLES & MATERIALS: ROOFING

Roof Covering: Viewed roof covering from: Roof Structure:

3-Tab fiberglass Walked roof 2 X 6 Rafters

Roof-Type: Method used to observe attic: Attic info:

Gable Walked Pull Down stairs

Storage Light in attic

Attic Insulation: Ventilation:
R-19 or better Ridge vents
Soffit Vents

ITEMS: ROOFING

1.0 MEANS OF ACCESS

ladder

1.1 COVERING

architectural asphalt/Fiberglass

1.3 SLOPE

4/12

1.6 DRAINAGE

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Down spouts should be extend 2 feet out



1.6 Item 1 (Picture)Downspouts should extend to pavement to prevent erosion of concrete and pavement



1.6 Item 2 (Picture)Downspout dumping water behind A/C unit

1.7 VENTS, SKYLIGHTS, CHIMNEYS, AND PENETRATIONS

several damaged areas on roof



1.7 Item 1 (Picture) front of building Bees nest



1.7 Item 2 (Picture)
North side roof vents and nails protruding from lower layer



1.7 Item 3 (Picture)



1.7 Item 4 (Picture)In the inspector's opinion looks like old roof vent patch



1.7 Item 5 (Picture)Nail heads pushing through



1.7 Item 6 (Picture)



1.7 Item 7 (Picture)
Nails and loose flashing



1.7 Item 8 (Picture)



1.7 Item 9 (Picture)

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1.7 Item 10 (Picture)



1.7 Item 11 (Picture)



1.7 Item 12 (Picture)



1.7 Item 13 (Picture)



1.7 Item 14 (Picture)



1.7 Item 15 (Picture)Nail head



1.7 Item 16 (Picture) Nail head NEvalley



1.7 Item 17 (Picture) Nail head



1.7 Item 18 (Picture)



1.7 Item 19 (Picture)Nail head and shingle cracking



1.7 Item 20 (Picture) Vent and shingles loose



1.7 Item 21 (Picture) Nail head

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nail heads

1.7 Item 23 (Picture) Nail head

1.7 Item 24 (Picture) Nail heads



1.7 Item 25 (Picture) Nail head



1.7 Item 26 (Picture)



1.7 Item 27 (Picture) Nail heads



1.7 Item 28 (Picture) Flashing is loose



1.7 Item 29 (Picture) Nail heads



1.7 Item 30 (Picture) Nail head

1.9 GENERAL ROOF STRUCTURE

roof structure is made up of a truss system covered with osb plywood

1.10 NEED FOR REPAIRS

no repairs needed on general structure

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2. EXTERIOR

DESCRIPTION

The inspector should inspect: the siding, flashing and trim; all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; and report as in need of repair any safety issues regarding intermediate balusters, spindles and rails for steps, stairways, balconies and railings; a representative number of windows; the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure; the exterior for accessibility barriers; the storm water drainage system; the general topography; the parking areas; the sidewalks; exterior lighting; the landscaping; and determine that a 3-foot clear space exists around the circumference of fire hydrants; and describe the exterior wall covering.

The inspector is not required to:inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, inspect items, including window and door flashings, that are not visible or readily accessible from the ground, inspect geological, geotechnical, hydrological or soil conditions, inspect recreational facilities, inspect seawalls, break walls, or docks, inspect erosion-control or earth-stabilization measures, inspect for proof of safety-type glass, determine the integrity of the thermal window seals or damaged glass, inspect underground utilities, inspect underground items, inspect wells or springs, inspect solar systems, inspect swimming pools or spas, inspect septic systems or cesspools, inspect playground equipment, inspect sprinkler systems, inspect drainfields or dry wells, inspect manhole covers, operate or evaluate remote-control devices, or test door or gate operators.

STYLES & MATERIALS: EXTERIOR

Siding Style: Siding Material: **Exterior Entry Doors:**

Brick Full brick Wood

Steel

Appurtenance: Driveway: General Topography:

Covered porch Asphalt Flat and Sloped

Sidewalk

Number of Parking levels: Number of parking spaces: Method used to determine

50 One parking spaces: estimated roughly

Access Roads: Storm Water Drain:

City Street None present

ITEMS: EXTERIOR

2.0 SIDEWALL

2838 CAPITAL AVE SW Page 8 of 44 Mulch is covering the brick wall weep holes at the bottom of wall that allow moisture to escape With the wall drains covered in mulch it can potentially offer a pathway for termites to get inside the walls



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)Brick wall moisture drain prevents moisture buildup inside walls



2.0 Item 4 (Picture)
Wall drains above windows



2.0 Item 5 (Picture)Mulch is covering wall drains on 3 sides of the building



2.0 Item 6 (Picture)

2.1 EXTERIOR WINDOWS AND DOORS

Windows need caulking repair Contact a Glass/glazing company for product and repair



2.1 Item 1 (Picture)Rear entry on west end of the building flower room



2.1 Item 2 (Picture) Caulk missing



2.1 Item 3 (Picture)
Loose window seal / missing caulk

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2.1 Item 4 (Picture)Crack in mortar possibly moisture penetration



2.1 Item 5 (Picture) Missing seals/caulk



2.1 Item 6 (Picture)



2.1 Item 7 (Picture) Cracking caulk



2.1 Item 8 (Picture)
Cracking caulk



2.1 Item 9 (Picture)Cracking caulk alone door jamb of garage door



2.1 Item 10 (Picture)



2.1 Item 11 (Picture) Cracking/missing caulk



2.1 Item 12 (Picture)
Safety stop is to high for standards



2.1 Item 13 (Picture)



2.1 Item 14 (Picture)

2.2 EXTERIOR STAIRS AND RAILINGS

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flower room stairs



2.2 Item 1 (Picture)Steps with 4 or more steps should have 2 hand rails

2.3 FLATWORK

showing how roof drains can damage concrete



2.3 Item 1 (Picture)
Cracking in cement

2.4 PARKING AREAS

this is showing the first south entrance coming off city street



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)



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2.8 EXTERIOR LIGHTING

there is adequate lighting



2.8 Item 1 (Picture)



2.8 Item 2 (Picture)Bushes should be trimmed to prevent fire



2.8 Item 3 (Picture)Main service inlet located on East end of building



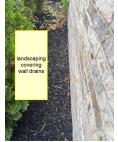
2.8 Item 4 (Picture)

2.9 LANDSCAPING

Mulch is cover building drainage



2.9 Item 1 (Picture)
Mulch covering wall dray



2.9 Item 2 (Picture)
Mulch covering wall drains



2.9 Item 3 (Picture)



2.9 Item 4 (Picture)Mulch covering wall drains



2.9 Item 5 (Picture)Vines growing up the wall and behind wood trim



2.9 Item 6 (Picture)Whole in soffit East side of South entrance column

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2.10 NEED FOR REPAIRS

Bees nest behind wood at top



2.10 Item 1 (Picture)North entrance



2.10 Item 2 (Picture)
Bees have a nest behind trim board

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角 3. WOOD DECKS & BALCONIES

DESCRIPTION

The inspector should inspect: with the naked eye for deck and balcony members that are noticeably out of level or out of plumb; for visible decay; for paint failure and buckling; for nail pullout (nail pop); for fastener rust, iron stain, and corrosion; and verify that flashing was installed on the deck-side of the ledger board; for vertical members (posts) that have exposed end-grains; for obvious trip hazards; for non-graspable handrails; railings for height less than the 36-inch minimum; quardrails and infill for openings that exceed the 4-inch maximum; open-tread stairs for openings that exceed the 4 3/8-inch maximum*; the triangular area between guardrails and stairways for openings that exceed the 6-inch maximum; built-up and multi-ply beam spans for butt joints; for notches in the middle third of solid-sawn wood spans; for large splits longer than the depth of their solid-sawn wood members; for building egresses blocked, covered or hindered by deck construction; and for the possibility of wetting from gutters, downspouts or sprinklers.

The inspector is not required to: discover insect infestation or damage; inspect, determine or test the tightness or adequacy of fasteners; determine lumber grade; measure moisture content; inspect for or determine bending strength; inspect for or determine shear stress; determine lag screw or bolt shear values; calculate loads; determine proper spans or inspect for deflections; discover decay hidden by paint; verify that flashing has been coated to prevent corrosion; determine that post-to-footing attachments exist; dig below grade or remove soil around posts; crawl under any deck with less than 3 feet of headroom or remove deck skirting to acquire access; determine proper footing depth or frost line; verify proper footing size; perform pick tests; perform or provide any architectural or engineering service; use a level or plumb bob; use a moisture meter; predict service-life expectancy; verify compliance with permits, codes or formal standards; inspect for disabled persons' accessibility barriers; determine if a deck blocks, covers or hinders septic tank or plumbing access; or determine easement-encroachment compliance.

• ITEMS: WOOD DECKS & BALCONIES

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🐧 4. BASEMENT, FOUNDATIONS, AND CRAWLSPACES

DESCRIPTION

The inspector should inspect: the basement, the foundation, the crawlspace, the visible structural components, and report on the location of under-floor access openings. Report any present conditions or clear indications of active water penetration, check for wood in contact with or near soil, and report any general indications of foundation movement, such as, but not limited to, sheetrock cracks, brick cracks, out-of-square door frames, and floor slopes. Report on any cutting, notching, and boring of framing members that may present a structural or safety concern. The inspector is not required to: enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector; move stored items or debris; operate sump pumps; identify size, spacing, span or location, or determine adequacy of foundation bolting, bracing, joists, joist spans, or support systems; perform or provide any engineering or architectural service; or report on the adequacy of any structural system or component.

💸 STYLES & MATERIALS: BASEMENT, FOUNDATIONS, AND CRAWLSPACES

Foundation: Floor Structure: Method used to observe

Poured concrete Slab **Crawlspace:**

No crawlspace

Floor System Insulation: Wall Structure: **Columns or Piers:** NONE 2 X 6 Wood Concrete piers

Brick

Ceiling Structure:

2X6

ITEMS: BASEMENT, FOUNDATIONS, AND CRAWLSPACES

4.0 TYPE(S) OF FOUNDATION

slab on grade

4.1 STRUCTURAL COMPONENTS

wood framing with brick vinier

4.2 STRUCTURAL CONDITION

structure is in good condition

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🎁 5. HEATING AND VENTILATION

DESCRIPTION

The inspector should inspect multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied. The inspector should inspect the heating systems using normal operating controls, and describe the energy source and heating method, and report heating systems that do not operate as in need of repair. The inspector should report if the heating systems are deemed inaccessible, and verify that a permanent means of access with permanent ladders and/or catwalks are present for equipment and appliances on roofs higher than 16 feet. The inspector should verify the presence of level service platforms for appliances on roofs with a 25% or greater slope, and verify that a luminaire and receptacle outlet are provided at or near the appliance, and verify that the system piping appears to be sloped to permit the system to be drained. The inspector should inspect for connectors, tubing, and piping that might be installed in a way that exposes them to physical damage; inspect wood framing for cutting, notching, and boring that might cause a structural or safety issue; and verify that pipe penetrations in concrete and masonry building elements are sleeved. The inspector should verify that exposed gas piping is identified by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less; determine if any appliances or equipment with ignition sources are located in public, private, repair, or parking garages or fuel-dispensing facilities; and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets, or surgical rooms. The inspector should inspect for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases, or smoke, and verify that outdoor air-intake openings are located at least 10 feet from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots, or loading docks. The inspector should inspect outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors, or odors; inspect for the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums; and verify the presence of condensate drains.

The inspector is not required to inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms. The inspector is also not required to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system; light or ignite pilot flames; activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment; override electronic thermostats; evaluate fuel quality; verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs, or clocks; inspect tenantowned or -maintained heating equipment; determine ventilation rates; perform capture and containment tests; or test for mold.

💸 STYLES & MATERIALS: HEATING AND VENTILATION

Heat Type: Energy Source: Number of Heat Systems

Furnace Gas (excluding wood):

Two

Ductwork: Heat System Brand: Filter Type: DAIKIN Insulated Disposable

Non-insulated

Filter Size: Types of Fireplaces: **Operable Fireplaces:**

One Adequate Non-vented gas logs

Number of Woodstoves: Central Air Brand:

DAIKIN None

ITEMS: HEATING AND VENTILATION

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5.0 GAS SYSTEM

located south east side of building



5.0 Item 1 (Picture)Main gas shut off located South side of building

5.1 HEATING SYSTEM

Garage heater Main heating unit





5.1 Item 2 (Picture)Gas furnace shut off valve in garage attic



5.1 Item 3 (Picture)Master furnace shut off switch



5.1 Item 4 (Picture)

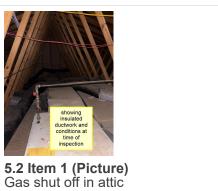


5.1 Item 5 (Picture)Picture of attic area above garage

5.2 DISTRIBUTION (TUBES, DUCTS, AND PIPES)

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duct work was in good shape at time of inspection



5.3 COMBUSTION AIR

combustion air is vented through the roof

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角 6. COOLING

DESCRIPTION

The inspector should inspect multiple air-conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied. The inspector should inspect the central cooling equipment using normal operating controls, and verify that a luminaire and receptacle outlet are provided at or near the appliance; verify that a permanent means of access with permanent ladders and/or catwalks are present for equipment and appliances on the roof; and verify the presence of level service platforms for appliances on roofs with a 25% slope or greater. The inspector should inspect wood framing for cutting, notching, and boring that might cause a structural or safety issue; verify that pipe penetrations in concrete and masonry building elements are sleeved; verify piping support; inspect for connectors, tubing, and piping that might be installed in a way that exposes them to physical damage; inspect for the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums; and verify the presence of condensate drains.

The inspector is not required to inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms. The inspector is also not required to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect window units, through-wall units, or electronic air filters; operate equipment or systems if the exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, heat anticipation, or automatic setbacks or clocks; examine electrical current, coolant fluids or gases, or coolant leakage; inspect tenant-owned or tenant-maintained cooling equipment; or test for mold.

STYLES & MATERIALS: COOLING

Energy Source: Ductwork: Filter Type: Electric Insulated Disposable

Non-insulated

Filter Size: **Cooling Equipment Type:** Cooling Equipment Energy

Air conditioner unit Source: Adequate

Electricity

Number of AC Only Units: Central Air Brand:

DAIKIN Three

ITEMS: COOLING

6.0 COOLING SYSTEM

2838 CAPITAL AVE SW Page 19 of 44 operated with normal operating controls



6.0 Item 1 (Picture)Model number and serial number of condenser

6.2 CONDENSATE SYSTEM

condensate system was clean and operating at time of inspection



6.2 Item 1 (Picture) Another condenser unit



6.2 Item 2 (Picture)

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角 7. PLUMBING

DESCRIPTION

The inspector should inspect and verify the presence and identify the location of the main water shut-off valve to each building; verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur between the water distribution system and non-potable water or private source; inspect the water heating equipment, including combustion air, venting, connections, energy-source supply systems, and seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; flush a representative number of toilets; run water in a representative number of sinks, tubs, and showers for functional drainage; verify that hinged shower doors open outward from the shower, and have safety glass-conformance stickers or indicators; inspect the interior water supply, including a representative number of fixtures and faucets; inspect the drain, waste, and vent systems, including a representative number of fixtures; describe any visible fuel storage systems; inspect the drainage sump pumps, and test pumps with accessible floats; describe the water supply, drain, waste, and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves; determine if the water supply is public or private; inspect the water supply by observing the functional flow in several fixtures operated simultaneously, and report any deficiencies as in need of repair; report as in need of repair deficiencies in installation, and identification of hot and cold faucets; report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories, and tubs; report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate; and inspect piping support.

The inspector is not required to determine the adequacy of the size of pipes, supplies, vents, traps, or stacks; ignite pilot flames; determine the size, temperature, age, life expectancy, or adequacy of the water heater; inspect the interior of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems, or fire sprinkler systems; determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply; verify or test anti-scald devices; determine the water quality, potability, or reliability of the water supply or source; open sealed plumbing access panels; inspect clothes washing machines or their connections; operate any main, branch, or fixture valve; test shower pans, tub and shower surrounds, or enclosures for leakage; evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of, any water, waste, or venting components, fixtures, or piping; determine the effectiveness of anti-siphon, back-flow prevention, or drainstop devices; determine whether there are sufficient cleanouts for effective cleaning of drains; evaluate gas, liquid propane, or oil storage tanks; inspect any private sewage waste disposal system or component within such a system; inspect water treatment systems or water filters; inspect water storage tanks, pressure pumps, ejector pumps, or bladder tanks; evaluate wait time for hot water at fixtures, or perform testing of any kind on water heater elements; evaluate or determine the adequacy of combustion air; test, operate, open, or close safety controls, manual stop valves, or temperature- or pressure-relief valves; examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot water circulation; or determine the presence or condition of polybutylene plumbing.

STYLES & MATERIALS: PLUMBING

Copper

WH Manufacturer: **BRADFORD-WHITE**

Water Source: Water Filters: **Plumbing Water Supply (into**

Public (We do not inspect filtration building): systems) Copper

Washer Drain Size: **Plumbing Water Distribution** Plumbing Waste:

2" Diameter **PVC** (inside building):

Water Heater Location: Water Heater Power Source: Water Heater Capacity:

Gas (quick recovery) 80 Gallon (plenty) Garage

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• ITEMS: PLUMBING

7.0 WATER SERVICE

city water supply



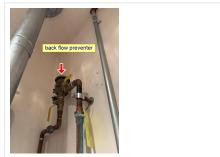
7.0 Item 1 (Picture)City water Shut off in garage

7.1 BACK-FLOW PREVENTER

backflow preventer is present and has been code inspected and tagged



7.1 Item 1 (Picture) Inspection tag for back flow preventer



7.1 Item 2 (Picture)

7.2 WATER DISTRIBUTION

water supply lines are copper

7.3 DRAIN, WASTE AND VENT

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Was dry to the touch at time of inspection



7.3 Item 1 (Picture) Embalming room sink



7.3 Item 2 (Picture)
Water shut valve is not moving freely may not turn off when needed

7.4 RESTROOMS

Toilet is loose on the floor in men's and women's bathrooms recommend licensed plumber Urinal needs caulking



7.4 Item 1 (Picture)Men's room toilet is loose from the floor



7.4 Item 2 (Picture)Ladies's room toilet is loose from the floor



7.4 Item 3 (Picture)Ladies room toilet is loose from the floor

7.5 OTHER FIXTURES

outdoor water faucet working properly at time of inspection



7.5 Item 1 (Picture)Outside water Spicket works



7.5 Item 2 (Picture)

7.6 WATER HEATERS

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water heater is located in the garage



7.6 Item 1 (Picture)Natural gas



7.6 Item 2 (Picture)Model and serial number of water heater at time of inspection

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角 8. ELECTRICAL

DESCRIPTION

The inspector should inspect the service drop/lateral; the meter socket enclosures; the service entrance conductors, and report on any noted conductor insulation or cable sheath deterioration; the means for disconnecting the service main; the service entrance equipment, and report on any noted physical damage, overheating, or corrosion; and determine the rating of the service amperage. The inspector should inspect panelboards and over-current devices, and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, and 78 inches high in front of the panel) that would hamper safe operation, maintenance, or inspection; report on any unused circuit breaker panel openings that are not filled; report on absent or poor labeling; inspect the service grounding and bonding; a representative number of switches, receptacles, lighting fixtures, and AFCI-protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted; report on any noted missing or damaged faceplates or box covers; report on any noted open junction boxes or open wiring splices; report on any noted switches and receptacles that are painted; test all ground-fault circuit interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; report on the presence of solidconductor, aluminum branch-circuit wiring, if readily visible; report on any tested GFCI receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not installed properly or did not operate properly, any evidence of arcing or excessive heat, or where the receptacle was not grounded, or not secured to the wall; report on the absence of smoke detectors; and report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

The inspector is not required to insert any tool, probe, or device into the main panelboard, subpanels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead fronts if they are not readily accessible; operate over-current protection devices; operate non-accessible smoke detectors; measure or determine the amperage or voltage of the main service equipment if not visibly labeled; inspect the fire or alarm system and components; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; operate or re-set overload devices; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to, generators, windmills, photovoltaic solar collectors, or the battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect tenant-owned equipment; or inspect the condition of or determine the ampacity of extension cords.

* STYLES & MATERIALS: ELECTRICAL

Electrical Service Conductors: Panel Type: Panel Capacity:

Below ground 225 AMP Circuit breakers

Electric Panel Manufacturer: Branch wire 15 and 20 AMP: Wiring Methods:

SIEMENS Romex Copper

ITEMS: ELECTRICAL

8.0 SERVICE DROP/LATERAL

power service comes in under ground

8.1 MAIN SERVICE

main service panels located in garage

8.2 PANELS

2838 CAPITAL AVE SW Page 25 of 44 there are 2-225 amp panels



8.2 Item 1 (Picture)Main power panels are located in the garage

8.3 SWITCHES

all light switches tested worked properly at time of inspection

8.4 OUTLETS/RECEPTACLES

GFI outlets where tested at time of inspection



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)



8.4 Item 4 (Picture)



8.4 Item 5 (Picture)

8.5 DISTRIBUTION

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power is distributed with conduit



8.5 Item 1 (Picture)
Power junction box located in the floor of the attic above the garage



8.5 Item 2 (Picture) Inside of the panel and the floor of the attic above the garage

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角 9. FIREPLACES

DESCRIPTION

The inspector should inspect fireplaces, and open and close the damper doors if readily accessible and operable; hearth extensions and other permanently installed components; and report as in need of repair deficiencies in the lintel, hearth, and material surrounding the fireplace, including clearance from combustible materials. The inspector is not required to inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; inspect automatic fuel-feed devices; inspect combustion or make-up air devices; inspect heatdistribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine draft characteristics; move fireplace inserts, stoves, or firebox contents; determine adequacy of draft, perform a smoke test, or dismantle or remove any fireplace component; perform an NFPA inspection; perform a Phase I fireplace and chimney inspection; or determine the appropriateness of any installation.

ITEMS: FIREPLACES

9.0 TYPE

Did not test function of gas fireplace



9.0 Item 1 (Picture) Gas fire controls we do not inspect fireplace

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\right 10. ATTIC, VENTILATION, INSULATION

DESCRIPTION

The inspector should inspect the insulation in unfinished spaces; the ventilation of attic spaces; mechanical ventilation systems; and report on the general absence or lack of insulation.

The inspector is not required to enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion; move, touch, or disturb insulation; move, touch, or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels or covers; identify the composition or exact R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, or wiring; or determine the adequacy of ventilation.

💸 STYLES & MATERIALS: ATTIC, VENTILATION, INSULATION

Ceiling Materials: Wall Material: Floor Covering(s):

Gypsum Board Gypsum Board Carpet

Interior Doors: Window Types:

Solid Casement

Wood

ITEMS: ATTIC, VENTILATION, INSULATION

10.0 INSULATION

blown in cellulose



10.0 Item 1 (Picture) Not 8 inches of loading insulation in the attic

10.1 VENTILATION

2838 CAPITAL AVE SW Page 29 of 44 Attic entrance in flower room



10.1 Item 1 (Picture)
Could not access attic on West end of building in flower room obstacles in the way

10.2 NEED FOR REPAIRS

Attic access is blocked by shelving on the floor



10.2 Item 1 (Picture)

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🐧 11. DOORS, WINDOWS, INTERIOR

DESCRIPTION

The inspector should open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; inspect garage doors and garage door openers; inspect interior steps, stairs, and railings; inspect all loading docks; ride all elevators and escalators; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to inspect paint, wallpaper, window treatments, or finish treatments; inspect central vacuum systems; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises; move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure; move drop-ceiling tiles; inspect or move any appliances; inspect or operate equipment housed in the garage, except as otherwise noted; verify or certify safe operation of any auto-reverse or related safety function of a garage door; operate or evaluate any security barrelease or opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards; operate any system, appliance, or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges, or signal lights; inspect microwave ovens, or test leakage from microwave ovens; operate or examine any sauna, steam jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other ancillary devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool, spa, recreational equipment, or self-contained equipment; come into contact with any pool or spa water in order to determine the system's structure or components; determine the adequacy of spa jet-water force or bubble effect; determine the structural integrity or leakage of a pool or spa; determine combustibility or flammability; or inspect tenant-owned equipment or personal property.

🤻 STYLES & MATERIALS: DOORS, WINDOWS, INTERIOR

Floor Covering(s): Ceiling Materials: Wall Material:

Gypsum Board Gypsum Board Carpet

Interior Doors: Window Types:

Solid Casement

Wood

ITEMS: DOORS, WINDOWS, INTERIOR

11.0 DOORS

2838 CAPITAL AVE SW Page 31 of 44 steel fire doors leading from garage where working properly at time of inspection



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)



11.0 Item 3 (Picture)



11.0 Item 4 (Picture)



11.0 Item 5 (Picture)



11.0 Item 6 (Picture)Door appears to have been repaired at one time

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11.0 Item 7 (Picture)



11.0 Item 8 (Picture)

11.1 WINDOWS

window operations where adequate at time of inspection



11.1 Item 1 (Picture)Missing screen window operates properly

11.2 GARAGE OR OVERHEAD DOORS

over head door operated properly at time of inspection



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)

11.5 INTERIOR SPACES

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interior spaces where well organized and easy to move around



11.5 Item 1 (Picture) Embalming room



11.5 Item 2 (Picture) Office space



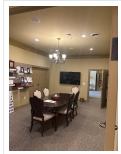
11.5 Item 3 (Picture)
Meeting room



11.5 Item 4 (Picture) Military gathering room



11.5 Item 5 (Picture)



11.5 Item 6 (Picture) Second meeting room

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11.5 Item 7 (Picture) Main entrance



11.5 Item 8 (Picture) Main entrance



11.5 Item 9 (Picture) Large gathering room



11.5 Item 10 (Picture) Coat room

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🏗 12. LIFE-SAFETY

DESCRIPTION

The inspector should inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet and 6 inches, the address or street number to determine whether it is visible from the street, with numbers in contrast to their background, and whether a 3-foot clear space exists around the circumference of fire hydrants. The inspector should verify that hinged shower doors open outward from the shower and have safety glass-conformance stickers or indicators, and inspect whether the storage of flammable or combustible materials is orderly and separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms, or electrical equipment rooms. The inspector should inspect whether a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed, or used, for the presence of fire alarm systems, alarm panel accessibility, and for the presence of portable extinguishers to determine if they are located in conspicuous and readily available locations, immediately available for use, and not obstructed or obscured from view. The inspector should inspect whether a portable fire extinguisher exists within a 30-foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat, and whether manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 to 20 feet away, clearly identifying the hazards protected. The inspector should inspect whether the maximum travel distance to a fire extinguisher is 75 feet, for the presence of sprinkler systems and whether they were ever painted other than at the factory, for the presence of emergency lighting systems, for exit signs at all exits, and for independent power sources, such as batteries. The inspector should inspect for the presence of directional signs where an exit location is not obvious, for signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours," for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building, and for fire separation doors that appear to have been blocked or wedged open, or that do not automatically close and latch. The inspector should inspect exit stairwell handrails, for exit trip hazards, and for the presence of at least two exits to the outside, or one exit that has a maximum travel distance of 75 feet. The inspector should inspect exit doorways to determine whether they are less than 32 inches in clear width, and whether the exit doors were locked from the inside, chained, bolted, barred, latched, or otherwise rendered unusable at the time of the inspection, as well as whether the exit doors swing open in the direction of egress travel. The inspector should inspect the storage to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels, or electrical panelboards, or aisles, corridors, stairways, or exit doors, or if it is within 18 inches of sprinkler heads, or within 3 feet of heat-generating appliances or electrical panelboards at the time of the inspection.

The inspector is not required to test alarm systems, or determine if alarm systems have been tested, inspect or test heat detectors, fire-suppression systems, or sprinkler systems, determine combustibility or flammability of materials in storage, determine the adequate number of fire extinguishers needed or their ratings, or test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags and/or tamper seals. The inspector is not required to inspect or test fire pumps or fire department connections, cooking equipment suppression systems, determine the operational time of emergency lighting or exit signs, inspect for proper occupant-load signs, or determine fire ratings of walls, ceilings, doors, etc. The inspector is not required to inspect, test, or determine the adequacy of fire escapes or ladders, inspect fire department lock boxes or keys, determine the flame resistance of curtains or draperies, inspect parking or outdoor lighting, inspect for unauthorized entry or crime issues, inspect or test security systems, inspect for pet or livestock safety issues, inspect for unsafe candle use or decoration hazards, inspect or test emergency generators, test kitchen equipment, appliances, or hoods, or verify that elevator keys exist, or that they work properly.

STYLES & MATERIALS: LIFE-SAFETY

Sprinkler system:

Standpipes:

Fire Hydrant:

Yes wet (pressurized)

Yes wet (pressurized)

Yes nearby property

Fire Alarm system:

Yes but did not test for operation

ITEMS: LIFE-SAFETY

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12.0 FIRE PROTECTION

fire alarm system was on at time of inspection.fire extinguishers are up to date on inspections at time of inspection



12.0 Item 1 (Picture) Fire alarm breaker location



12.0 Item 2 (Picture) Easy read breaker index



12.0 Item 3 (Picture) 225 amp main breaker





12.0 Item 4 (Picture)



12.0 Item 5 (Picture) Second panèl index reads clear



12.0 Item 6 (Picture) Fire alarm controls are located in the garage

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12.0 Item 7 (Picture)



12.0 Item 8 (Picture)



12.0 Item 9 (Picture)



12.0 Item 10 (Picture)



12.0 Item 11 (Picture)

12.1 MEANS OF EGRESS

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all exits are well lite and have lighted exit signs, hallways where clear at time of inspection



12.1 Item 1 (Picture)



12.1 Item 2 (Picture)



12.1 Item 3 (Picture)



12.1 Item 4 (Picture)

12.2 NEED FOR REPAIRS

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fire caulk needs to installed around pipes and or wires going through the ceiling to prevent the spread of toxic smoke in the event of a fire



12.2 Item 1 (Picture) Missing fire caulk around pipe



12.2 Item 2 (Picture) Not sealed with fire caulk



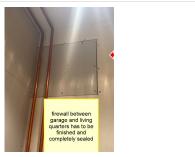
12.2 Item 3 (Picture) Not sealed with fire caulk



12.2 Item 4 (Picture)



12.2 Item 5 (Picture)Whole in ceiling needs fire caulk



12.2 Item 6 (Picture) Not finished drywall in fire wall

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12.2 Item 7 (Picture)Whole in ceiling needs fire caulk

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13. COOKING AREA

DESCRIPTION

The inspector should verify that all smoke or grease-laden, vapor-producing cooking equipment, such as deep-fat fryers, ranges, griddles, broilers, and woks, is equipped with an exhaust system; inspect the exhaust system's interior surface cleaning and inspection accessibility; inspect for grease buildup; verify that hoods are made of steel or stainless steel; verify that visible grease filters are arranged so that all exhaust air passes through the filters; verify that visible sections of exhaust ducts are not interconnected with any other ventilation system; verify that visual sections of exhaust ducts are installed without dips or traps that might collect residue; verify that exhaust ducts do not appear to pass through firewalls; try to verify that exhaust ducts lead directly to the exterior of the building; try to verify that exterior exhaust outlets do not discharge into walkways, or create a nuisance, in the opinion of the inspector; inspect to determine that a portable fire extinguisher exists within a 30-foot travel distance of commercialtype cooking equipment that uses cooking oil or animal fat; and inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42 to 48 inches above the floor and 10 to 20 feet away, and clearly identifying the hazards protected.

The inspector is not required to determine proper clearances; determine proper hood size or position; test hoods; test exhaust fans or dampers, or measure air flow; test fire extinguishers, fire-extinguishing equipment, or fusible links; test kitchen equipment, appliances, hoods or their gauges; inspect or test grease-removal devices, drip trays or grease filters; inspect or test air pollution-control devices or fume incinerators; inspect or test kitchen refrigeration; inspect for fuel storage issues; inspect, test or determine anything regarding food safety; or issue an opinion regarding cooking operating procedures.

STYLES & MATERIALS: COOKING AREA

Dishwasher Brand: **Built in Microwave:**

FRIGIDAIRE AMANA

ITEMS: COOKING AREA

13.0 EXHAUST SYSTEM

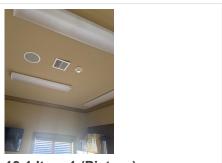
no exhaust fan in kitchen area



13.0 Item 1 (Picture) No exhaust fan hook to microwave

13.1 FIRE SAFETY

2838 CAPITAL AVE SW Page 42 of 44 smoke alarms where precent at time of inspection



13.1 Item 1 (Picture) Fire alarms present

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INVOICE

Gray's Real Estate Inspections LLC 5861 Usborne Rd Freeport, MI 49325 (269)953-0375

Inspected By: Charles Gray

Inspection Date: 8/12/2025 Report ID: 20250812-2838-CAPITAL-AVE-SW

Report ID: 20250612-2636-CAPITAL-AVE-5W

Customer Info:	Inspection Property:
bob sample 1021 Hightop Hill Dr Rocklin MI 49037	2838 CAPITAL AVE SW BATTLE CREEK MI 49015
Customer's Real Estate Professional:	

Inspection Fee:ServicePriceAmountSub-TotalComercial Real Estate Inspections0.3076002280.00

Tax \$0.00 **Total Price** \$2280.00

Payment Method: Payment Status:

Note:

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