



Sep 14th, 2025

5855 Ludwig Rd, Oxford, MI, 48371

Home Inspection Report

PREPARED FOR:

tom witek

INSPECTED BY:

Tom Witek / To The Rescue Home Inspections LLC



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HOME INSPECTION REPORT

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Inspection Details

INSPECTOR 1	
Tom Witek	
To The Rescue Home Inspections LLC	
Address	5855 Ludwig Rd, Oxford, MI 48371
Phone	586-243-8117
Email	TTRHOMEINSPECTION@YAHOO.COM

CLIENT	
tom witek	
Phone	586-243-8117
Email	tomwitek77@yahoo.com

BUYERS AGENT	
Sample Dude	
Phone	2485501234
Email	Sampledude@realtor.com

SELLERS AGENT	
Sample Dude #2 Dude	
Phone	248-123-9876
Email	Sampledude2@yahoo.com

PROPERTY	
Square feet	1800
Year built	1972
Bedrooms	3
Type	Single family
Garage	2 car attached
Bathrooms	15

ADDITIONAL INFO	
 Inspection date	Sep 14th, 2025
• Others Present	Buyer
• Property Occupied	Occupied
• Building Type	Single Family
• Weather	Sunny
• Temperature	75 °F
• Year Built	1972
• Water Source	Well
• Sewage/Disposal	Septic

HOME INSPECTION REPORT

Definitions

**Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

**Maintenance**

The Item or component requires regular maintenance for continued optimal performance.

**Recommendation**

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

**Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

**Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Asphalt

1.2 WALKS

DESCRIPTION: Concrete, Paver

1.3 STEPS/STOOPS

DESCRIPTION: Brick

1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

1.5 FENCES/RETAINING WALLS

DESCRIPTION: Wood

1.6 PORCH/PATIO

DESCRIPTION: Concrete

MEDIA:



2. Exterior

2.1 TYPE

DESCRIPTION: Vinyl siding

TRIM: Aluminum

2.2 SOFFITS/FASCIA

DESCRIPTION: Vinyl

2.3 WINDOWS

DESCRIPTION: Vinyl, Wood

2.4 EXTERIOR DOORS

DESCRIPTION: Wood

2.5 HOSE BIBS

DESCRIPTION: Gate

2.6 GAS METER

DESCRIPTION: Side of house

LOCATION: South

NAMEPLATE:



MEDIA:



3. Roof

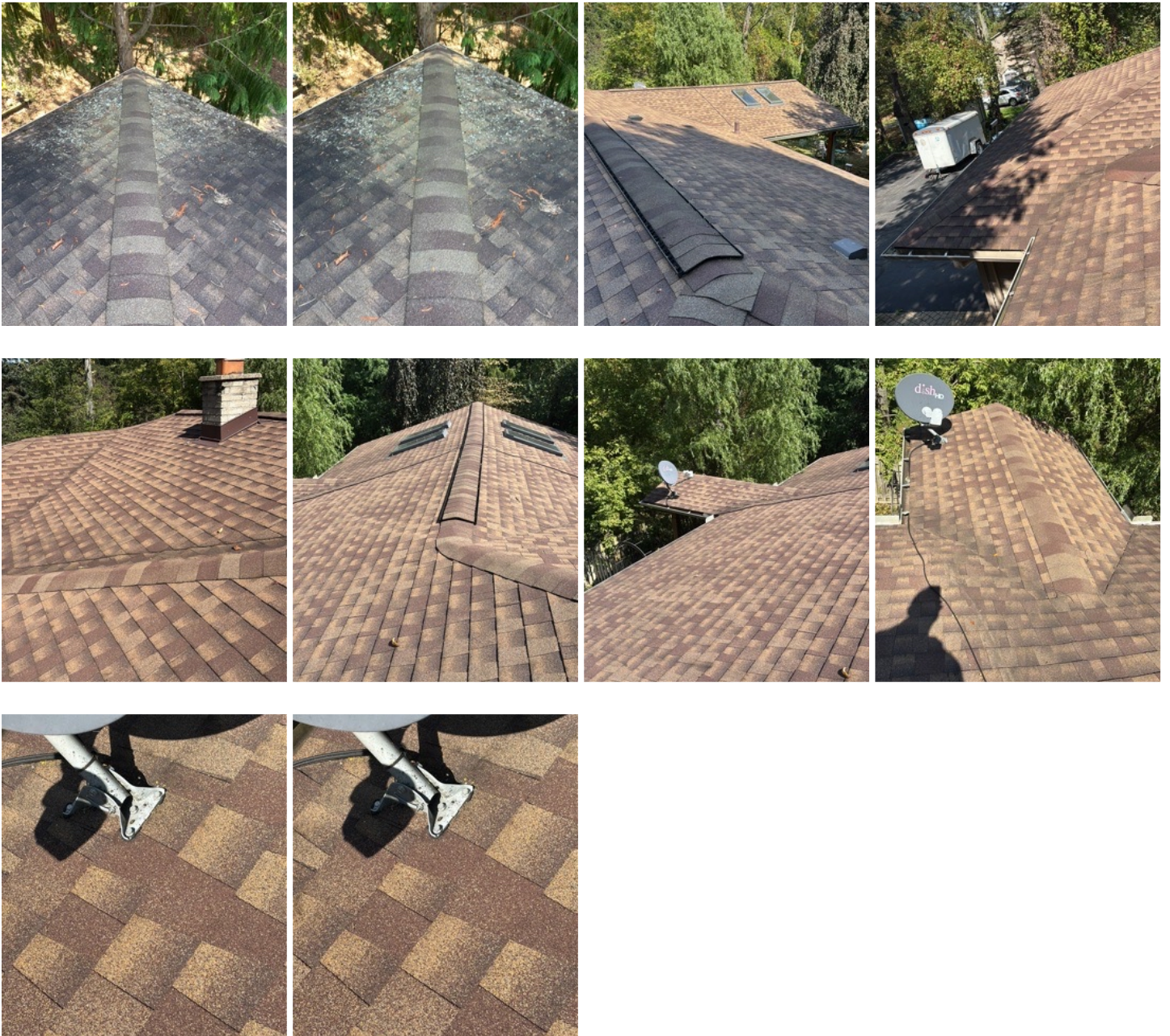
3.1 TYPE

DESCRIPTION: Hip

METHOD OF INSPECTION: On roof

MATERIAL: Composition shingle

MEDIA:



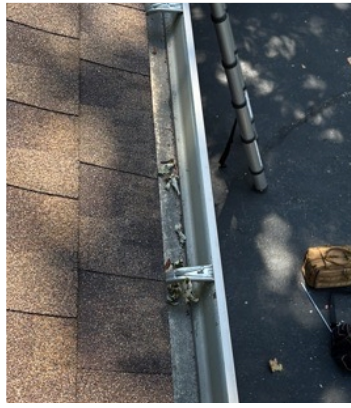
3.2 GUTTERS

DESCRIPTION: Aluminum

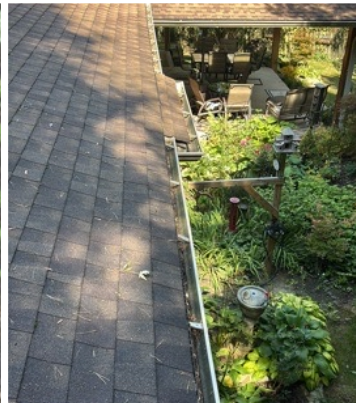
MEDIA:



proper install



improper install



proper install pic

3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Aluminum

3.4 FLASHING

DESCRIPTION: Aluminum

3.5 VALLEYS

DESCRIPTION: Asphalt shingle

3.6 PLUMBING VENTS

DESCRIPTION: PVC

MEDIA:



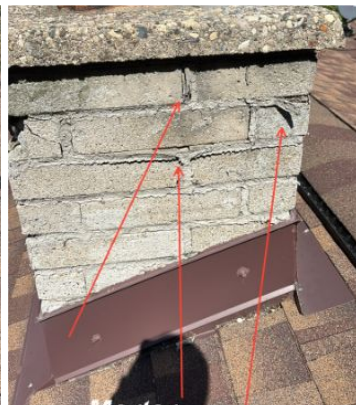
3.7 CHIMNEY

DESCRIPTION: Brick

MEDIA:



Brick spalling



mortar damage

COMMENTS:

☒ Maintenance

Brick(s) has broken or popped surface(s)

☒ Maintenance

Chimney requires tuck point repair

Unable to view interior of chimney

☒ Maintenance

Recommend that a qualified contractor evaluate and estimate repairs

4. Garage

4.1 TYPE

DESCRIPTION: Attached

4.2 GARAGE DOORS

DESCRIPTION: Insulated aluminum

4.3 DOOR OPENER

DESCRIPTION: Chamberlain

MEDIA:



4.4 SERVICE DOORS

DESCRIPTION: Metal

4.5 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

4.6 ELECTRICAL

DESCRIPTION: 110 volts

4.7 WINDOWS

DESCRIPTION: Aluminum

5. Structure

5.1 TYPE

DESCRIPTION: Wood frame

5.2 FOUNDATION

DESCRIPTION: Poured slab

5.3 BEAMS

DESCRIPTION: Steel I-Beam

5.4 FLOOR/SLAB

DESCRIPTION: Concrete

5.5 JOISTS/TRUSSES

DESCRIPTION: 2 x 8

5.6 BEARING WALLS

DESCRIPTION: Wood frame

5.7 SUBFLOOR

DESCRIPTION: Dimensional wood

6. Electrical

6.1 SERVICE

DESCRIPTION: Copper

SERVICE AMPS AND VOLTS: 220 VAC, 200 amps

GROUND: Rod in ground only

INFORMATION: East side of home near south end

LOCATION: Southeast

6.2 MAIN PANEL

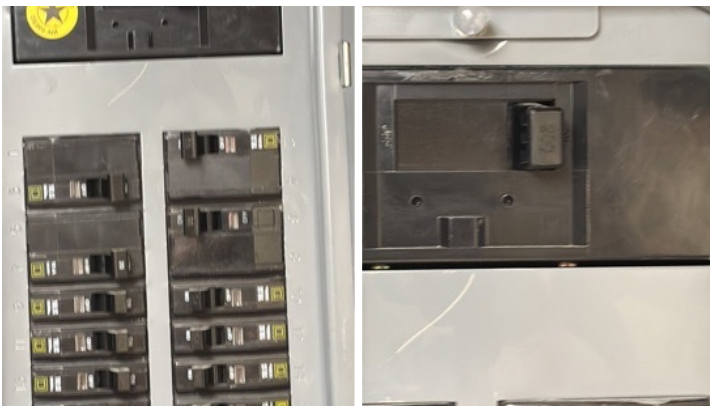
DESCRIPTION: Square D

CAPACITY: 200 amps

INFORMATION: basement rear (south/east corner)

LOCATION: Basement

MEDIA:



6.3 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only, Exterior, AFCI not present

6.4 BRANCH CIRCUITS

DESCRIPTION: Copper

6.5 SMOKE DETECTORS

DESCRIPTION: Battery operated

6.6 CARBON MONOXIDE DETECTORS

DESCRIPTION: Battery operated

7. Plumbing

7.1 SERVICE LINE

DESCRIPTION: Copper

LOCATION:

NAMEPLATE:



MEDIA:



7.2 MAIN WATER SHUTOFF

DESCRIPTION: Basement

COMMENTS:

The valve was not operated during the inspection

Location - Basement, Northwest

7.3 WATER LINES

DESCRIPTION: Copper

7.4 DRAIN PIPES

DESCRIPTION: PVC, Copper

INFORMATION: Both copper and PVC drain pipes utilized in this home

7.5 VENT PIPES

DESCRIPTION: Copper

INFORMATION: two locations on East side of home as seen in basement

LOCATION: East

7.6 FUEL SERVICE LINES

DESCRIPTION: Black pipe

7.7 WATER HEATER

DESCRIPTION: Tankless

MANUFACTURER: Richmond

CAPACITY: None - Tankless

FUEL: Natural gas

LOCATION: Basement

LOCATION: Northeast

8. Attic

8.1 METHOD OF INSPECTION

DESCRIPTION: From the attic access

ATTIC ACCESS: Pull down ladder

COMMENTS:

Well insulated. Blown in and batt

could not access 80% of the attic due to deep insulation. batch has insulated cover over it.
signs of possible mice activity noted.

Ducting/Insulation block visual inspection of some components

Location - Garage

8.2 ROOF FRAMING

DESCRIPTION: Truss

8.3 INSULATION

DESCRIPTION: Blown in, Batts

DEPTH: 12 inches

8.4 VENTILATION

DESCRIPTION: Ridge

8.5 MOISTURE PENETRATION

DESCRIPTION: None noted

9. Basement

9.1 TYPE

DESCRIPTION: Partially finished

9.2 CEILING

DESCRIPTION: Suspended ceiling, Exposed framing

9.3 WALLS

DESCRIPTION: Drywall, Paneling, Concrete

9.4 WINDOWS

DESCRIPTION: Vinyl, Double hung

COMMENTS:

Egress a window

had newer egress window for safe evacuation in case of an emergency

9.5 FLOORS

DESCRIPTION: Concrete, Carpet

INFORMATION: partially lifted wood base covered with carpet for finished area

9.6 FLOOR DRAIN

DESCRIPTION: Surface drain

9.7 ELECTRICAL

DESCRIPTION: 110 volts

9.8 BASEMENT STAIRS/RAILINGS

DESCRIPTION: Wood stair(s), Wood handrail(s)

10. Heating/Cooling

10.1 THERMOSTAT(S)

DESCRIPTION: Programmable

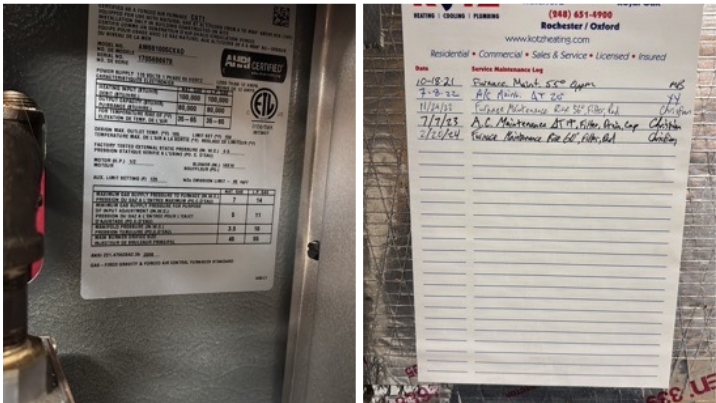
10.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Goodman

FUEL TYPE: Natural gas

MEDIA:



10.3 DISTRIBUTION

DESCRIPTION: Metal duct

10.4 CONTROLS

DESCRIPTION: Service disconnect switch

10.5 COOLING SYSTEM

DESCRIPTION: Central A/C

MANUFACTURER: Amana

FUEL TYPE: 220 VAC

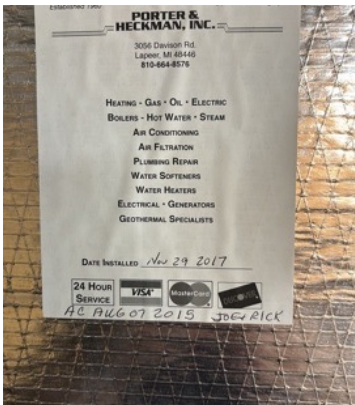
CAPACITY: 3 ton

LOCATION: South, East

NAMEPLATE:



MEDIA:



10.6 EXTERIOR UNIT

DESCRIPTION: Pad mounted

LOCATION: Southeast

NAMEPLATE:



10.7 BLOWER FAN/FILTERS

DESCRIPTION: Electronic filter

11. Bathroom

11.1 ELECTRICAL

DESCRIPTION: GFCI

11.2 COUNTER/CABINET

DESCRIPTION: Marble

11.3 SINK/BASIN

DESCRIPTION: Single

11.4 FAUCETS/TRAPS

DESCRIPTION: Delta

11.5 TOILETS

DESCRIPTION: Kohler

11.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Fiberglass surround

11.7 VENTILATION

DESCRIPTION: Electric fan

12. Kitchen

12.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

12.2 COUNTERTOPS

DESCRIPTION: Quartz

12.3 CABINETS

DESCRIPTION: Wood

12.4 SINK

DESCRIPTION: Double, Stainless steel

12.5 PLUMBING/FIXTURES

DESCRIPTION: Stainless steel

12.6 DISPOSAL

DESCRIPTION: InSinkErator

12.7 DISHWASHER

DESCRIPTION: KitchenAid

MEDIA:



COMMENTS:

☒ Inspected

Ran cycle at time of inspection

12.8 RANGE/OVEN

DESCRIPTION: Whirlpool

FUEL SOURCE: Gas

MEDIA:



COMMENTS:

☒ Inspected

Appeared functional at the time of the inspection

12.9 MICROWAVE

DESCRIPTION: Kenmore

MEDIA:



COMMENTS:

☒ Inspected

Appeared functional at the time of the inspection

12.10 REFRIGERATOR

DESCRIPTION: Kenmore

13. Interior

13.1 ELECTRICAL

DESCRIPTION: 110 volts

13.2 CEILING

DESCRIPTION: Drywall

13.3 WALLS

DESCRIPTION: Paint, Drywall, Textured paint

13.4 FLOOR

DESCRIPTION: Carpet, Hardwood, Tile

13.5 DOORS

DESCRIPTION: Solid wood

13.6 WINDOWS

DESCRIPTION: Vinyl, Double hung, Casement

13.7 SMOKE DETECTOR

DESCRIPTION: Battery operated

13.8 CARBON MONOXIDE DETECTOR

DESCRIPTION: Battery operated

14. Laundry

14.1 LOCATION

DESCRIPTION: Basement

14.2 DRYER VENT

DESCRIPTION: Metal flex

14.3 WASHER HOSE BIB

DESCRIPTION: Gate

14.4 WASHER DRAIN

DESCRIPTION: Drain(s) to laundry tub

14.5 ELECTRICAL

DESCRIPTION: 110 volts

14.6 FLOOR DRAIN/PAN

DESCRIPTION: Surface drain

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.