Michigan home inspection report

Michigan

Property and client	
Client name Marisol and Derek Hanley	**Inspection date** February 6, 2026
Property address 618 Leslie Street, Lansing, MI 48912	
Year built 1924	**Weather** 22°F, light snow, 3 inches on roof
Inspector name Teresa Lindqvist	**Standard used** ASHI Standard of Practice

Summary of major concerns		
Item	**Severity**	**Recommendation**
Basement water at north wall	Major	Extend downspout, regrade, have a waterproofing contractor evaluate
Double-tapped breakers	Safety	Licensed electrician to correct
Rust at furnace burner area	Moderate	HVAC contractor to clean and evaluate
Galvanized water lines	Monitor	Plan for replacement, check flow at fixtures

Basement and structure	
Foundation Fieldstone basement walls, parged	**Sump pump** None present
Water signs Efflorescence and staining at base of north wall, damp reading at northwest corner	

Roof and exterior	
Roof covering Asphalt shingles, about 15 years old	**Roof viewed from** Ground with binoculars, snow cover
Gutters and grading North downspout drains next to foundation, soil slopes toward house	

Systems	
Furnace Gas forced air, 2009, rust at burner area	**Water heater** Gas, 40 gallon, 2021
Electrical panel 100 amp, two double-tapped breakers	**Water supply** City water, galvanized branch lines in basement

Michigan home inspection report (continued)

Michigan

Not inspected
Areas not inspected Crawlspace under rear addition, exterior faucets
Reason Crawlspace opening about 12 by 18 inches; faucets shut off for winter

Further testing	
Radon Not measured; buyer advised to arrange radon measurement	**Well water** Not applicable, city water
Septic Not applicable, city sewer	