

VAN'S HOME INSPECTION SERVICE

Professional & Comprehensive Inspection



Inspection report prepared for:

The Buyer

Inspection of property at:

XXXX Avenue

Grand Haven, Michigan 49417

June 12, 2010



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The Buyer

Dear buyer,

This is the summary of my inspection of XXX XXXXXX Avenue in Grand Haven Michigan. This house appears to have been well built. It has had good maintenance over its lifetime. The roof is newer. There is a newer high efficiency furnace. There are no major concerns. There are a few minor items to bring to your attention.

1. The concrete patio on the back has settled and is leaning away from the house. It is safe and ok and will probably not settle any further.
2. The window access to the crawl space in the back of the house is rotted. It could be replaced with a treated wooden cover.
3. The electric sub panel in the garage has three open slots that should be covered for safety.
4. There is one receptacle on the west wall of the garage that is missing a cover.
5. The 110 outlet and the 220 receptacle behind the washer should be mounted on the wall.
6. The front entry door latch is not working and the door needs weather stripping.
7. The back French doors have a code issue in that there needs to be a deck or steps outside that door.
8. There are no smoke detectors.
9. The east shed wall behind the garage has dirt built up on the wood siding and wall. This will cause the wood to rot and also provides a wet wood place for carpenter ants.
10. The back left burner on the range is not igniting.
11. The bathroom receptacles are not GFCI protected.

Again I would say this house is in good condition. Most of these are minor repair low cost items to address.

Thank you for using my service. If you have any questions please call me.

Sincerely,

Ron Vander Velde



Maintenance Tips

Here are a few tips for maintenance and upkeep to protect your investment.

1. It is good for efficiency to have the furnace cleaned and adjusted at least every three years by a qualified licensed professional. The furnace filter should be changed every three months with regular use.
2. Most manufacturers of hot water heaters recommend they be drained at least once a year to prevent mineral build up. This increases the life of the hot water heater and it will heat the water more efficiently. This can be drained to the basement shower by hose.
3. The sprinkler system should be winterized each fall to prevent freezing and damage.
4. Check the dryer vent once a year to see that there is no lint build up.
5. Test the smoke detectors annually and change the batteries. Use a day such as your birthday or mark it on your calendar each year to remind you to do this.
6. General upkeep: When something breaks or is not functioning correctly repair it so that it does not become a nuisance or have a possibility to cause damage.

Thank you again for the opportunity to serve you.

Checklist Index

1. GROUNDS..... 5

2. EXTERIOR FOUNDATION 6

3. HEATING/COOLING 7

4. PLUMBING..... 8

5. ELECTRICAL..... 9

6. INTERIOR 10

7. GARAGE/LAUNDRY..... 11

8. KITCHEN 12

9. BATHROOM 13

2. EXTERIOR FOUNDATION

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
FOUNDATION			
Basement	concrete block		
Basement floor	concrete		
Crawl Space	back room	bad window access	
Ventilation	no		
Slab on grade	n/a		
Condition	good		
<i>Notice: All concrete slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.</i>			
Basement stairs	good		
Floor construction	2x10 joist		
EXTERIOR WALLS			
Structure	wood frame		
Wall covering	vinyl/cedar shake		
TRIM			
Soffits/fascia	wood		
CHIMNEYS			
Location	central		
Location			
Flues	lined flue		
ROOF			
Style	gable		
Material	composite shingle		
Flashings	good		
Gutters/downspouts	no		
ATTIC			
Roof frame	2x4		
Vents	no		
Insulation	batts		
Access	side wall		
NOTES			

5. ELECTRICAL

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
SERVICE			
Overhead	back		
Underground			
MAIN PANEL			
Location	basement		
Rating	100 amp		
Number of circuits	18		
SUB PANEL			
Location	garage	needs openings covered	
Rating	100 amp		
Number of circuits	1		
CONDUCTORS			
Service wire	copper		
Branch wire	copper		
PANEL NOTES			
Wiring	good		
Breakers	good		
Fuses	n/a		
Neutral	good		
Ground	good		
NOTES			
Mostly 2 wire outlets, Kitchen and laundry have grounded outlets.			
WIRING NOTES			
Fixture			
Fixture			
Wiring	behind washer	mount 110/220 on wall	
Wiring			
GFCI			
GFCI			
Outlet			
Outlet			
Covers	garage	missing outlet cover	
Covers			

7. GARAGE/LAUNDRY

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
GARAGE TYPE: <i>Detached</i>			
Floor	concrete		
Walls/ceilings	stud		
Door to living space	n/a		
Exterior door	good		
Vehicle door	good		
Automatic opener	good		
Electrical		see electrical page	
NOTES			
1. East shed wall on back of garage has dirt up against it. Causes rot.			
LAUNDRY			
Water piping	good		
120 volt outlet	yes		
240 Volt outlet	yes		
Gas piping	yes		
Dryer venting	good		
Sink	no		
NOTES			

8. KITCHEN

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
GENERAL			
Counters	laminate		
Cabinets	wood		
Window	yes		
Flooring	wood		
Lighting	good		
SINK			
Sink	porcelain		
Faucet		note 1	
Plumbing under sink	good		
DISPOSAL			
Wiring	to switch		
RANGE/COOKTOP			
Fuel	gas		
Burners	4	back left not lighting	
Oven	good		
Fan/hood	side wall		
<i>Note: Self-and/or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during this inspection. Appliances are not moved.</i>			
DISHWASHER			
Location	under counter		
Condition	good		
Drain line	to sink		
SPECIAL FEATURES none			
Trash compactor			
Microwave			
Water purifier			
Instant hot water			
Other features present but not inspected			
NOTES			
1. Owner has parts to fix hot water.			

