

VAN'S HOME INSPECTION SERVICE

Professional & Comprehensive Inspection



Inspection report prepared for:

The Buyer
XXXX Street
Spring Lake, Michigan 49456

Inspection of property at:

XXXX Street
Spring Lake, Michigan 49456
April 22, 2010



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January 27, 2010

The Buyer
XXXX Street
Spring Lake, Michigan 49456

Dear Buyer,

This is the summary of my inspection of XXXX Street in Spring Lake Michigan. This house appears to have been well constructed with good quality materials. It appears to have had good maintenance. There are no major concerns. There are a few items that need attention.


1. The furnace shows evidence of having had a condensate leak in the past. It does not appear to be affecting the operation of the furnace at present. The furnace filter needs to be changed.
2. The fireplace showed about 10ppm of carbon monoxide out in front going into the room. 100ppm is an unsafe level. It would be wise to have the fire place checked by a licensed professional. All carbon monoxide should be exhausting outside.
3. The master bedroom exterior door needs to have the strike plate adjusted so that it closes tight against the weather seals.
4. The spot on the ceiling on the east wall of the master bedroom that has been patched was caused by moisture penetration around the two bathroom vent pipes that exit in the attic above that spot. A solution would be to silicone seal around the vents to prevent driving rain from penetrating.
5. The 2x6 frame and trim on the left side of the garage door has been loosened by an impact.
6. The drain in the master bedroom vanity is draining slowly.
7. The handle on the pocket door on the basement bathroom is broken loose.

These are all minor items and are easily repaired.

Thank you for the opportunity to serve you. If you have any questions please call me.

Sincerely,

Ron Vander Velde



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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. This furnace needs this attention now.
2. It is best to shut down and clean the humidifier at the end of the heating season so it is ready to turn on again in the fall. The damper lever on the pipe to the humidifier should be adjusted for summer or winter use.
3. It is good to have a winter cover for the air conditioning condenser. Keeping the fins clean will increase its life and improve its efficiency. If the condenser is covered turn off the power at the breaker box so that it is not accidentally cycled with the cover on. This would over heat the motor and condenser.
4. Most manufacturers of hot water heaters recommend they be drained twice 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 by hose to the sump pump.
5. The sprinkler system should be winterized each fall to prevent freezing and damage.
6. You have a nice deck. Keeping a good coat of preservative on it will increase its life and maintain its good appearance.
7. Check the dryer vent once a year to see that there is no lint build up.
8. 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.
9. 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.

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1. GROUNDS

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
SITE			
Plantings	good		
Driveway	good		
Sidewalks	good		
Retaining walls	none		
Grading	good		
EXTERIOR STAIRS			
Location	none		
Location			
DECKS			
Location	back		
Structural support	4x4 treated		
Surface materials	5/4 treated		preservative
Railings	good		
Condition	good		
PORCHES <i>none</i>			
Steps			
Screens/windows			
Cover			
Floor			
Condition			
FENCES & GATES <i>none</i>			
Location			
Condition			
NOTES			

2. EXTERIOR FOUNDATION

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
FOUNDATION			
Basement	cement block		
Basement floor	concrete		
Crawl Space	n/a		
Ventilation	n/a		
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	2x8 joist		
EXTERIOR WALLS			
Structure	wood frame		
Wall covering	vinyl	1 small hole byfront dr	
TRIM			
Soffits/fascia	aluminum		
CHIMNEYS <i>none</i>			
Location			
Location			
Flues			
ROOF			
Style	gable		
Material	composite shingle		
Flashings			
Gutters/downspouts			
ATTIC			
Roof frame	truss		
Vents	soffit/ridge		
Insulation	R30 batts		
Access	SE bedroom		
NOTES			

3. HEATING/COOLING

**PRELIMINARY INSPECTION CHECKLIST
DATA COLLECTION**

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
HEATING			
	<i>York</i>		
Heating type	forced Air		
Approximate BTU's	80,000		
Fuel type	gas		
Condition	good	note 1	
Combustion air	external		
Burners	4		
Distribution	duct		
Air filters	16x25x1		change/very dirty
Humidifier	April Air flow thru		clean in spring
AIR CONDITIONING			
Cooling type	central air		
Approximate tons	2 tons		
Power	220		
Condenser	good		
Refrigerant lines	good		
Condensate lines	good		
FIREPLACE			
Location	living room	note 2	
Fuel	gas		
Fan	yes		
Damper			
NOTES			
1. Shows that there was some condensate leak in the past.			
No carbon monoxide detected with furnace.			
2. The fireplace showed about 10ppm of carbon monoxide out in front going into the room.			
100ppm is considered unsafe.			

4. PLUMBING

**PRELIMINARY INSPECTION CHECKLIST
DATA COLLECTION**

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
MAIN LINE			
Water source	city		
Material	plastic		
Shut off valve	basement utility rm		
Softener	no		
SUPPLY LINES			
Material	copper		
WASTE LINES			
Material	pvc		
Traps/cleanouts	yes		
SPRINKLERS			
	yes	note 1	
HOSE FAUCETS			
Location	garage/front		
Type	frost free		
WATER HEATERS <i>Bradford White</i>			
Type & size	38 gal gas		
Location	utility room		
Condition	good		
SUMP PUMP			
Location	utility room		
NOTES			
1. They are shut off. It appears they have been winterized.			
<i>Notice: Water quality testing is not part of this inspection. Underground pipes or pipes inside of walls cannot be judged for type, sizing, leaks, or corrosion.</i>			

5. ELECTRICAL

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
SERVICE			
Overhead			
Underground	east side		
MAIN PANEL			
Location	utility room		
Rating	150 amp		
Number of circuits	25		
SUB PANELS			
Location	none		
Rating			
Number of circuits			
CONDUCTORS			
Service wire	copper		
Branch wire	copper		
PANEL NOTES			
Wiring	good		
Breakers	good		
Fuses	n/a		
Neutral	good		
Ground	good		
NOTES			
WIRING NOTES			
Fixture			
Fixture			
Wiring			
Wiring			
GFCI's			
GFCI's			
Outlets			
Outlets			
Covers			
Covers			

6. INTERIOR

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
DOORS			
Entry			
Exterior	master bedroom	adjust strike plate	
Exterior			
Interior	basement bath	handle pulled loose	
Interior			
WINDOWS			
Type	pella thermal		
Type			
Type			
INTERIOR WALLS			
Type	drywall		
Type			
<i>Note: The condition of walls behind wallpaper, paneling or furnishings cannot be judged.</i>			
CEILINGS			
Type	master bedroom	note 1	
Type			
Type			
FLOORS			
Type			
Type			
Type			
<i>Note: Determining odor or stains not included in inspection. Floor covering damage or stains may be hidden by furniture. The condition of wood flooring under carpets is not inspected.</i>			
INTERIOR FEATURES			
Ceiling fans	none		
Stairs	good		
Smoke detectors	hard wired/good		
NOTES			
1. The patched spot and loose tape are from moisture coming in around the 2 bathroom vent pipes that exhaust in attic above			

7. GARAGE/LAUNDRY

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
GARAGE TYPE:		<i>Attached</i>	
Floor	concrete		
Walls/ceilings	stud/drywall house		
Door to living space	good		
Exterior door	good		
Vehicle door	good	side 2x6 loosened	
Automatic opener	good		
Electrical	good		
NOTES			
LAUNDRY			
Water piping	good		
120 volt outlet	yes		
240 Volt outlet	no		
Gas piping	yes		
Dryer venting	good		
Sink	good		
NOTES			

8. KITCHEN

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
GENERAL			
Counters	granite		
Cabinets	good/wood		
Window(s)	no		
Flooring	pergo laminate		
Lighting	good		
SINK			
Sink	granite		
Faucet	good		
Plumbing under sink	good		
DISPOSAL <i>none</i>			
Wiring			
RANGE/COOKTOP			
Fuel	gas		
Burners	4		
Oven	good		
Fan/hood	good		
<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			
Trash compactor	n/a		
Microwave	n/a		
Water purifier	n/a		
Instant hot water	n/a		
Other features present but not inspected			
NOTES			

9. BATHROOM 1 Master

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
TOILET			
Condition	good		
Flushing	good		
Comments:			
SINK 1 piece top			
Condition	good		
Faucet	good		
Drain		slow	
Cabinet & counter	good		
Comments:			
ELECTRICAL			
Lighting	good		
GFCI protection	yes		
VENTILATION			
Fan	good		
Window	yes		
BATHTUB			
Condition	claw foot/good		
Faucet	good		
Drain	n/a		
Enclosure			
Comments:			
SHOWER			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
NOTES			

10. BATHROOM 2 Main bath

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
TOILET			
Condition	good		
Flushing	good		
Comments			
SINK			
Condition	pedestal		
Faucet	good		
Drain	good		
Cabinet & counter	n/a		
Comments			
ELECTRICAL			
Lighting	good		
GFCI protection	yes		
VENTILATION			
Fan	good		
Window	no		
BATHTUB			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
SHOWER <i>in tub</i>			
Condition	good		
Faucet			
Drain			
Enclosure			
Comments:			
NOTES			

11. BATHROOM 3 Basement

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
TOILET			
Condition	good		
Flushing	good		
Comments			
SINK			
Condition	pedestal/good		
Faucet	good		
Drain	good		
Cabinet & counter	n/a		
Comments			
ELECTRICAL			
Lighting	good		
GFCI protection	yes		
VENTILATION			
Fan	good		
Window	yes/basement type		
BATHTUB			
Condition	none		
Faucet			
Drain			
Enclosure			
Comments:			
SHOWER			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
NOTES			