

VAN'S HOME INSPECTION SERVICE

Professional & Comprehensive Inspection



Inspection report prepared for:

John Smith
Sample Street
Grand Haven, Michigan 49417

Inspection of property at:

Sample Street
Grand Haven, Michigan 49417
April 27, 2010



Ron Vander Velde • 4038 E. Mount Garfield Road • Fruitport, MI 49415
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John Smith
Sample Street
Grand Haven, Michigan, 49417

Dear John,

This is the summary of my inspection of Sample Street in Grand Haven Michigan. This house appears to have been well built and is has had good maintenance. It is in good condition. There are a few minor items to bring to your attention.

1. The expansion crack on the front porch should be cleaned and filled with a good cement caulk to prevent water from freezing in the crack and breaking out more concrete.
2. The roof is in good condition except for the moss on the front porch and along the house on the garage roof. To get maximum life out of the roof the moss should be treated and cleaned off. To prevent further growth copper wire can be placed along the top so the rain runs the oxidation from the metal down the roof.
3. The receptacle on the north counter in the kitchen is loose in the wall.
4. The basement French doors will only close when both doors are closed at the same time. Adjust so that they do not meet at the top.
5. The laundry doors are too close to the machines. The doors could be moved out by removing and reducing the width of the trim.
6. There are some areas along the top of the wall to the ceiling where the paper corner tape is loose. This is generally caused by insufficient mud when applying the tape. Glue down when painting.
7. The garage receptacles are not GFCI protected. This is a safety item. It was not code when this house was built.

These are all minor maintenance items.

Thank you for using my service. Please call me if you have any questions. It was a joy to meet you. I know the Lord will direct you to a good church for your family. I wish you lived closer to ours.

Sincerely,

Ron Vander Velde

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616.638.1527

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Fruitport, MI 49415

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Maintenance Tips

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

1. It is good for a high efficiency furnace to be 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. 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. The sprinkler system should be winterized each fall to prevent freezing and damage.
5. You have a nice deck. Keeping a good coat of preservative on it will increase its life and maintain its good appearance.
6. Check the dryer vent once a year to see that there is no lint build up.
7. 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.
8. 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/ground level		
Structural support	4x4		
Surface materials	treated 5/4		preservative
Railings	none		
Condition	good		
PORCHES			
Front			
Steps	good		
Screens/windows	none		
Cover	roof		
Floor	concrete	expansion crack	fill cement caulk
Condition	good		
FENCES & GATES			
Location	none		
Condition			
NOTES			

2. EXTERIOR FOUNDATION

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
FOUNDATION			
Basement	poured walls		
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	I joist		
EXTERIOR WALLS			
Structure	wood frame		
Wall covering	cedar		
TRIM			
Soffits/fascia	aluminum		
CHIMNEYS			
Location	none		
Location			
Flues			
ROOF			
Style	hip		
Material	composite shingle		moss front & edge on garage
Flashings	good		
Gutters/downspouts	none		
ATTIC			
Roof frame	truss		
Vents	ridge/mushroom		
Insulation	garage 6" blown wool		
Access	garage		
NOTES			
1. approximately 10 years left in roof			
2. no access to house attic could not verify insulation			

3. HEATING/COOLING

PRELIMINARY INSPECTION CHECKLIST
DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
HEATING <i>Payne 90%+</i>			
Heating type	forced air		
Approximate BTU's	60,000		
Fuel type	gas		
Condition	good		
Combustion air	external		
Burners	3		
Distribution	duct		
Air filters	16x25x1		Change every 3 months
Humidifier	yes		Clean/shut down in spring
AIR CONDITIONING			
Cooling type	central air		
Approximate tons	2.5 tons		
Power	220		
Condenser	good		keep fins clean
Refrigerant lines	good		
Condensate lines	good		
FIREPLACE			
Location	great room		
Fuel	gas	Glass fogged	
Fan	no		
Damper	no		
NOTES			

5. ELECTRICAL

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
SERVICE			
Overhead			
Underground	east side garage		
MAIN DISCONNECT			
Location	garage		
Rating	200 amp		
Number of circuits	1		
SUB PANEL			
Location	basement		
Rating	200 amp		
Number of circuits	22		
CONDUCTORS			
Service wire	aluminum		
Branch wire	copper		
PANEL NOTES			
Wiring	good		
Breakers	good		
Fuses	n/a		
Neutral	good		
Ground	good		
NOTES			
WIRING NOTES			
Fixture			
Fixture			
Wiring			
Wiring			
GFCI			
GFCI			
Outlet	Kitchen north counter	Loose in wall	
Outlet			
Covers			
Covers			

6. INTERIOR

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
DOORS			
Entry	good		
Exterior	good		
Exterior			
Interior	laundry	Doors too close to machine	
Interior	basement french	need to shut both at once	
WINDOWS			
Type	Anderson thermal		
Type			
Type			
INTERIOR WALLS			
Type	drywall		
Type			
Note: The condition of walls behind wallpaper, paneling or furnishings cannot be judged.			
CEILINGS			
Type	drywall	Note 1	
Type			
Type			
FLOORS			
Type			
Type			
Type			
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.			
INTERIOR FEATURES			
Ceiling fans	none		
Stairs	good		
Smoke detectors	Hard wired good		Change batteries regularly
NOTES			
1. There are a few areas where the corner tape is loose along the ceiling to wall. This should be glued down and sealed when you paint next time.			
2. Laundry doors could be moved forward by reducing the trim size and remounting the doors.			

7. GARAGE/LAUNDRY

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
<i>GARAGE TYPE: Attached</i>			
Floor	concrete		
Walls/ceilings	drywall		
Door to living space	good		
Exterior door	good		
Vehicle door	good		
Automatic opener	good		
Electrical	good/not GFCI protected		
NOTES			
<i>LAUNDRY</i>			
Water piping	good		
120 volt outlet	yes		
240 Volt outlet	no		
Gas piping	yes		
Dryer venting	good		check yearly
Sink	no		
NOTES			

8. KITCHEN

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
GENERAL			
Counters	laminate		
Cabinets	good		
Window	no		
Flooring	vinyl		
Lighting	good		
SINK			
Sink	good		
Faucet	good		
Plumbing under sink	good		
DISPOSAL			
Wiring	To switch		
RANGE/COOKTOP			
Fuel	electric		
Burners	good		
Oven	good		
Fan/hood	In micro		
<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			
Microwave	good		
Water purifier			
Instant hot water			
Other features present but not inspected			
NOTES			

9. MASTER BATHROOM

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
TOILET			
Condition	good		
Flushing	good		
Comments:			
SINK			
Condition	good		
Faucet	good		
Drain	good		
Cabinet & counter	good		
Comments:			
ELECTRICAL			
Lighting	good		
GFCI protection	Yes/main bath trip		
VENTILATION			
Fan	yes		
Window	yes		
BATHTUB Whirlpool			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
SHOWER			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
NOTES			

10. MAIN BATHROOM

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

SYSTEM	DESCRIPTION	DEFICIENCY	MAINTENANCE
TOILET			
Condition	good		
Flushing	good		
Comments			
SINK			
Condition	good		
Faucet	good		
Drain	good		
Cabinet & counter	good		
Comments			
ELECTRICAL			
Lighting	good		
GFCI protection	yes		
VENTILATION			
Fan	yes		
Window	no		
BATHTUB			
Condition	good		
Faucet	good		
Drain	good		
Enclosure	good		
Comments:			
SHOWER In tub			
Condition	good		
Faucet			
Drain			
Enclosure			
Comments:			
NOTES			

11. HALF BATHROOM

PRELIMINARY INSPECTION CHECKLIST DATA COLLECTION

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