



Inspection report prepared for Sam

Inspection of property at:

2nd Street Michigan June 2022



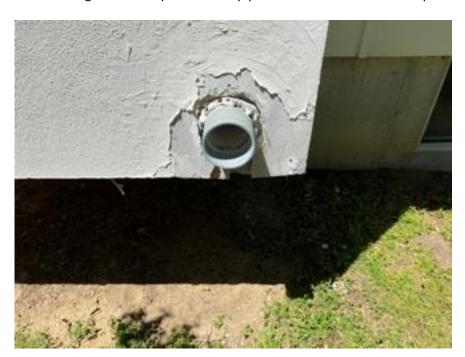


June 2022

Sam

This is the summary of my inspection at 2nd Street in Michigan. This house appears to have been well built. As with all homes, ongoing maintenance is required. Repairs and improvements to the systems of the home will be needed over time. There are some items to bring to your attention.

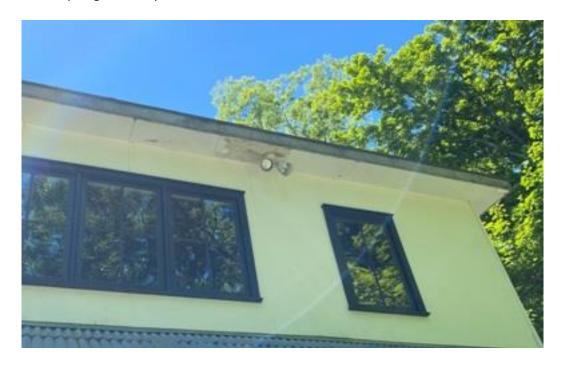
- 1. There are four steps to the deck. This requires a handrail by code. If the deck is over 32" from the ground it requires a hand rail.
- 2. The cement board siding is broken up at the PVC pipe on the backside of the fireplace.



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vanshomeinspectionservice @gmail.com 3. The section of soffit around the lights on the back of the house is stained. There must be water weeping around the drip edge at that point.



4. The whole house humidifier on the furnace is shut down for summer. It has leaked in the past. Watch it this fall when the heat is on and the humidifier is running.



- 5. The slider screen door in the kitchen slides hard and comes out of the track.
- 6. The two retractable screen doors on the porch are torn loose at the top and do not retract.
- 7. The handle on the window in the shower on the main floor is broken.
- 8. Two of the skylight windows in the porch are missing the bottom trim piece inside the porch.



9. A piece of floor tile by the stove in the porch was not put in place by the outlet.



10. There is no protection to prevent a fall out of the two doors beside the fireplace. These doors are about two feet from the ground. There is no platform or steps.

Page 4

- 11. One smoke detector is missing the battery. I recommend having a carbon monoxide detector.
- 12. There is a minor build up on the drain pipe coming from the small side sink in the kitchen. This means moisture is getting through the joint and will eventually leak.



- 13. The drinking water faucet has no water supply. It's turned on at the Culligan unit down stairs. Filters may be dirty or something else is stopping the water flow.
- 14. The right front burner on the kitchen range is not lighting.
- 15. The disposal in the kitchen sink is very noisy.
- 16. The vent fan in the main floor bathroom doesn't suck enough air to hold a piece of toilet paper.

Thank you for using my service. If you have any questions please call/test or email me.

Ron Vander Velde

Bon 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. 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 accidently cycled with the cover on. This would over heat the motor and condenser.
- 4. Extended down spouts and or splash guards are ways to keep water from entering the ground by the foundation. Gutter guards will help keep the debris out that may clog up the gutters or down spouts.
- 5. You have a nice deck. Keeping it clean will increase its life and maintain its good appearance.
- 6. Before using a wood/pellet burning fireplace or stove it is recommended a licensed professional cleans and evaluates the chimney and unit for safety and efficiency.
- 7. Most manufacturers of water heaters recommend they be drained at least once a year to prevent mineral build up. This increases the life of the water heater and it will heat the water more efficiently. This can be drained to the sump pump by hose.
- 8. Check the dryer vent once a year to see that there is no lint build-up.
- 9. Keeping the area clear around your main water shutoff and electrical panel are helpful if you need to access them quickly in case of an emergency or safety situation.
- 10. Test the smoke detectors every six months. On battery type detectors change the battery every six months, and annually for hard wired detectors. Use a day such as your birthday or mark it on your calendar each year to remind you to do this. Install smoke detectors on each level of your house and one outside or inside of all sleeping areas. Manufacturers recommend replacing battery type detectors every five years and hard wired detectors every ten years for your safety.
- 11. Rekeying or replacing exterior lock sets is a good security improvement when moving into your home.
- 12. 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

Maintenance Tips	6
1. GROUNDS	8
2. FOUNDATION / EXTERIOR / ROOF / INSULATION	9
3. HEATING/COOLING	
4. PLUMBING	
5. ELECTRICAL	13
6. INTERIOR	14
7. GARAGE/LAUNDRY	15
8. KITCHEN	16
9. MAIN FLOOR BATHROOM	17
10. UPPER BATHROOM	18

1. GROUNDS

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
SITE	'		, in the second second
Plantings	good		
Driveway	concrete		
Sidewalks	stone		
Retaining walls	stone		
Grading	good		
DECK			
Location	back		
Structural support	4x4 & 4x6		
Surface materials	composite decking		
Steps	good		
Railings	4 steps to deck	none/requires a hand rail	
FRONT ENTRY			
Steps	good		
Screens/windows	n/a		
Cover	none		
Floor	concrete		
Railings	n/a		
FENCES & GATES nor	ne		
Туре			
Condition			
NOTES			

2. FOUNDATION / EXTERIOR / ROOF / INSULATION

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
FOUNDATION			
Basement walls	concrete		
Basement floor	concrete		
Floor joist	2x8 & 2x10		
Crawl space	none		
Slab on grade	none		
	xperience some degree of cracking d tlement in all but the most severe ca	ue to shrinkage in the drying process. In most in	stances floor coverings prevent
BASEMENT	tiement in all but the most severe ca	ses.	
Stairs	good		
Railing	good		
Windows	wood		
Exterior door	none		
Electrical items	good		
EXTERIOR	<u> </u>		
Wall structure	wood frame		
Wall covering	cement board	bad at fireplace pipe	
Outlets	good		
TRIM			
Soffits/fascia	cement board	stained around light in back	
Trim	vinyl/wood		
CHIMNEY			
Туре	metal fireplace		
Flashing	good where I could see it		
Сар	not visible from the ground		
Flues	1		
Mortar/brick condition	n/a		
Viewed from: ground with binoculars			
ROOF			
Style	gable	too steep to get on	
Material	shingles & metal	top two sections not visible from ground	
Flashings	good		
Gutters/downspouts	yes		
Vent stack boots	looks to be tarred		refresh seal
Viewed from: ground v	vith binoculars		

ATTIC			
Access	2 side doors/closets		
Roof frame	truss		
Vent type	none		
Visible insulation	spray foam/batt/cellulose		
Viewed from: access			
		NOTES	

3. HEATING/COOLING

DESCRIPTION	DEFICIENCY	RECOMMENDATION	
	·	·	
004	_		
forced air			
88,000			
gas			
good no carbon monoxide			
external			
4			
duct			
20x25x4		change regularly	
flow thru	shut down for summer/has leaked	keep element clean	
central air			
3			
220			
good		keep fins clean	
good			
good			
living room			
gas			
none			
good			
NOTES			
	forced air 88,000 gas good no carbon monoxide external 4 duct 20x25x4 flow thru central air 3 220 good good good good living room gas none	forced air 88,000 gas good no carbon monoxide external 4 duct 20x25x4 flow thru shut down for summer/has leaked central air 3 220 good good good good good good good goo	

4. PLUMBING

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
MAIN LINE			
Water source	public		
Material	galvanized		
Well pump/pressure	n/a		
Shut off valve	basement		
Softener	none		
SUPPLY LINES			
Material	copper/pex		
WASTE LINES			
Material	pvc		
Traps/cleanouts	yes		
SPRINKLERS – visual in	spection only none		
Control box			
Backflow preventer			
Sprinkler pump			
HOSE FAUCETS			
Location	front & back		
Туре	frost free		
WATER HEATER			
Rheem power vent	ANSI code 2001 installed 3/2	2008	
Туре	gas		
Gallons	50		
Safety valve/pipe	good		
Location	basement		
SUMP PUMP	,		
Location	basement		
Tested	no/ can't add water		
LIFT PUMP			
Location	laundry		
Tested	good		
	g is not part of this inspection. Under nd pools are not part of the scope of t	ground pipes or pipes inside of walls cannot be	judged for type, sizing, leaks, or
corrosion. Hot tabs, spas, an	ia pools are not part of the scope of	NOTES	
		5 - 45	

5. ELECTRICAL

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
SERVICE		3-11(3)-11(6)	
Overhead			
Underground	side of garage		
Outside ground	yes		
MAIN PANEL			
Location	basement		
Rating	200 amp		
Number of circuits	22		
main disconnect			
Location	side of garage		
Rating	200 amp		
Number of circuits	main breaker		
CONDUCTORS			
Service wire	aluminum		
Branch wire	romex		
PANEL NOTES			
Wiring	good		
Breakers	good		
Fuses	n/a		
Neutral	good		
Ground	good/to water pipe		
		NOTES	
ELECTRICAL ITEMS			
Fixture			
Fixture			
Wiring			
Wiring			
Outlet			
Outlet			
Covers			
Covers			

6. INTERIOR

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
DOORS	<u>'</u>		1
Front entry	wood		
Rear/side entry	in main floor bathroom		
Slider	kitchen	screen slides hard	clean & adjust
French door	on porch	retractable screens broken	
Interior	good		
WINDOWS Jeldwen			
Туре	skylight on porch	2 pieces of trim missing	
Туре	casement/awning		
Туре			
INTERIOR WALLS			
Туре	drywall		
Туре			
Туре			
Note: The condition of wal	ls behind wallpaper, paneling, stora	ge areas, or furnishings cannot be judged.	
CEILINGS			
Туре	drywall		
Туре	wood		
Туре			
Note: For suspended ceiling	gs: all pads were not removed durin	g inspection.	
FLOORS			
Туре	wood		
Туре	tile	piece of tile not in place/porch	
Туре	carpet		
Туре			
Note: Determining odor or wood flooring under carpe		oor covering damage or stains may be hidden	by furniture. The condition of
INTERIOR FEATURES			
Ceiling fans	good		
Stairs	good		
Smoke detectors	hard wired	1 battery missing	put in new batteries
Carbon monoxide		none	
detectors			
		NOTES	

7. GARAGE/LAUNDRY

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
GARAGE			
Type: attached			
Floor	concrete		
Walls/ceilings	drywall		
Attic access	none		
Door to living space	good		
Exterior door	none		
Vehicle door	good		
Automatic opener/safeties	good safeties checked		
Faucet	none		
Electrical items	good		
		NOTES	
LAUNDRY			
Water piping	good		
120 volt outlet	yes		
240 Volt outlet	no		
Gas piping	good		
Dryer venting	good		
Sink	good/lift pump good		
Note: Washer and dryer	were not operated.		·
		NOTES	

8. KITCHEN

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
GENERAL			
Counters	concrete		
Cabinets	good		
Window	none		
Flooring	tile		
ELECTRICAL			
Lighting	good		
GFCI Protection	yes		
SINK			·
Sink	stainless steel		
Faucet	good		
Plumbing under	good	minor build up small sink drain	
sink	8000	miler band up sman sink arani	
DISPOSAL			
Switch	back splash		
Condition	ok	noisy	
RANGE			
Fuel	gas		
Burners		right front not lighting	
Oven	good		
Fan/hood	down exhaust		
Vented to	outside		
Note: Self-and/or continu Appliances are not move		iming devices, lights, and thermostat accuracy	are not tested during this inspection.
DISHWASHER	u.		
Location	under counter		
Drain line	to disposal		
Condition	good		
SPECIAL FEATURES			
Trash compactor	n/a		
Microwave	free standing		
Water purifier	Culligan	not getting water from faucet	
Instant hot water	n/a		
		NOTES	

9. MAIN FLOOR BATHROOM

TOILET Condition good Flushing good Comments: SINK Condition good Faucet good	DESCRIPTION	DEFICIENCY	RECOMMENDATION
Flushing good Comments: SINK Condition good Faucet good			
Comments: SINK Condition good Faucet good			
SINK Condition good Faucet good			
ConditiongoodFaucetgood			
Faucet good			
Drain good			
Cabinet & counter good			
Comments:			
ELECTRICAL			
Lighting good			
GFCI protection yes			
VENTILATION			
Fan		doesn't hold a piece of paper toilet paper	
Window in sho	wer	crank handle broken	
BATHTUB none			
Condition			
Faucet			
Drain			
Enclosure			
Comments:			
SHOWER			
Condition good			
Faucet good			
Drain good			
Enclosure tile			
Comments:			
		NOTES	

10. UPPER BATHROOM

Condition good Flushing good Comments: SINK SINK Condition good Faucet good Drain good Cabinet & counter good Comments: ELECTRICAL Lighting good GFCI protection yes VENTILATION Fan good Window in shower painted shut BATHTUB none Condition		DESCRIPTION	DEFICIENCY	RECOMMENDATION
Flushing	TOILET		·	,
Comments: SINK	Condition	good		
SINK	Flushing	good		
Condition good Faucet good Drain good Cabinet & counter good Comments: ELECTRICAL Lighting good GFCI protection yes VENTILATION Fan good Window in shower painted shut	Comments:	•		
Faucet good Drain good Cabinet & counter good Comments: ELECTRICAL Lighting good GFCI protection yes VENTILATION Fan good Window in shower painted shut	SINK			
Drain good Gabinet & counter good Gabinet & good Gabine	Condition	good		
Cabinet & counter good Comments: ELECTRICAL Lighting good good good good good good good go	Faucet	good		
Comments:	Drain	good		
ELECTRICAL Lighting good ————————————————————————————————————	Cabinet & counter	good		
Lighting good GFCI protection yes Section Se	Comments:		·	
GFCI protection yes VENTILATION Fan good Window in shower painted shut BATHTUB none Condition Faucet Drain Faucet Enclosure Comments: SHOWER Condition good Faucet good Drain good Enclosure tile Comments:	ELECTRICAL			
Fan good painted shut BATHTUB none Condition Faucet Drain Comments: SHOWER Condition good pood pood painted shut Drain good pood pood pood pood pood pood pood	Lighting	good		
Fan good painted shut BATHTUB none Condition	GFCI protection	yes		
Window in shower painted shut BATHTUB none Condition Faucet Drain Enclosure Comments: SHOWER Condition Good Faucet good Drain good Enclosure tile Comments:	VENTILATION			
BATHTUB none Condition Faucet Drain Enclosure Comments: SHOWER Condition Good Faucet Drain Good Faucet Bood Condition Faucet Condition Co	Fan	good		
Condition Faucet Faucet Comments Enclosure Comments SHOWER Condition good Faucet good Drain good Enclosure tile Comments: Comments	Window	in shower	painted shut	
Faucet Drain	BATHTUB none			
Drain Enclosure Comments: SHOWER Condition good Square Good Squar	Condition			
Enclosure Comments: SHOWER Condition good good Faucet good good Drain good good Enclosure tile Comments:	Faucet			
Comments: SHOWER Condition good good Faucet good Drain good Enclosure tile Comments:	Drain			
SHOWER Condition good good Faucet good Drain good Enclosure tile Comments:	Enclosure			
ConditiongoodFaucetgoodDraingoodEnclosuretileComments:	Comments:			
Faucet good good good good good good good goo	SHOWER			
Drain good Enclosure tile Comments:	Condition	good		
Enclosure tile Comments:	Faucet	good		
Comments:	Drain	good		
	Enclosure	tile		
NOTES	Comments:			
			NOTES	