

**VAN'S** ○  
**HOME INSPECTION**  
**SERVICE**  
*Professional & Comprehensive Inspection*



***Inspection report prepared for***  
Sam

***Inspection of property at:***

2<sup>nd</sup> Street  
Michigan  
June 2022



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This is the summary of my inspection at 2<sup>nd</sup> 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.



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.



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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.

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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

*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. 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. 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.

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# 1. GROUNDS

## INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>SITE</b>			
Plantings	good		
Driveway	concrete		
Sidewalks	stone		
Retaining walls	stone		
Grading	good		
<b>DECK</b>			
Location	back		
Structural support	4x4 & 4x6		
Surface materials	composite decking		
Steps	good		
Railings	4 steps to deck	none/requires a hand rail	
<b>FRONT ENTRY</b>			
Steps	good		
Screens/windows	n/a		
Cover	none		
Floor	concrete		
Railings	n/a		
<b>FENCES &amp; GATES none</b>			
Type			
Condition			
<b>NOTES</b>			



## 2. FOUNDATION / EXTERIOR / ROOF / INSULATION

### INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>FOUNDATION</b>			
Basement walls	concrete		
Basement floor	concrete		
Floor joist	2x8 & 2x10		
Crawl space	none		
Slab on grade	none		
<b>BASEMENT</b>			
Stairs	good		
Railing	good		
Windows	wood		
Exterior door	none		
Electrical items	good		
<b>EXTERIOR</b>			
Wall structure	wood frame		
Wall covering	cement board	bad at fireplace pipe	
Outlets	good		
<b>TRIM</b>			
Soffits/fascia	cement board	stained around light in back	
Trim	vinyl/wood		
<b>CHIMNEY</b>			
Type	metal fireplace		
Flashing	good where I could see it		
Cap	not visible from the ground		
Flues	1		
Mortar/brick condition	n/a		
Viewed from: ground with binoculars			
<b>ROOF</b>			
Style	gable	too steep to get on	
Material	shingles & metal	top two sections not visible from ground	
Flashings	good		
Gutters/downspouts	yes		

<b>Vent stack boots</b>	looks to be tarred		refresh seal
<b>Viewed from:</b> ground with binoculars			
<b>ATTIC</b>			
<b>Access</b>	2 side doors/closets		
<b>Roof frame</b>	truss		
<b>Vent type</b>	none		
<b>Visible insulation</b>	spray foam/batt/cellulose		
<b>Viewed from:</b> access			
<b>NOTES</b>			

### 3. HEATING/COOLING

#### INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>HEATING</b>				
Lennox ANSI code 2004				
Heating type		forced air		
Approximate BTU's		88,000		
Fuel type		gas		
Condition		good no carbon monoxide		
Combustion air		external		
Burners		4		
Distribution		duct		
Air filter		20x25x4		change regularly
Humidifier		flow thru	shut down for summer/has leaked	keep element clean
<b>AIR CONDITIONING</b>				
Cooling type		central air		
Approximate tons		3		
Power		220		
Condenser		good		keep fins clean
Refrigerant lines		good		
Condensate lines		good		
<b>FIREPLACE</b>				
Location		living room		
Fuel		gas		
Fan		none		
Damper		good		
<b>NOTES</b>				

# 4. PLUMBING

## INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>MAIN LINE</b>			
Water source	public		
Material	galvanized		
Well pump/pressure	n/a		
Shut off valve	basement		
Softener	none		
<b>SUPPLY LINES</b>			
Material	copper/pex		
<b>WASTE LINES</b>			
Material	pvc		
Traps/cleanouts	yes		
<b>SPRINKLERS – visual inspection only none</b>			
Control box			
Backflow preventer			
Sprinkler pump			
<b>HOSE FAUCETS</b>			
Location	front & back		
Type	frost free		
<b>WATER HEATER</b>			
Rheem power vent ANSI code 2001 installed 3/2008			
Type	gas		
Gallons	50		
Safety valve/pipe	good		
Location	basement		
<b>SUMP PUMP</b>			
Location	basement		
Tested	no/ can't add water		
<b>LIFT PUMP</b>			
Location	laundry		
Tested	good		
<b>NOTES</b>			


## 5. ELECTRICAL

### INSPECTION CHECKLIST

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



Covers			
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## 6. INTERIOR

### INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>DOORS</b>			
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		
<b>WINDOWS Jeldwen</b>			
Type	skylight on porch	2 pieces of trim missing	
Type	casement/awning		
Type			
<b>INTERIOR WALLS</b>			
Type	drywall		
Type			
Type			
<b>CEILINGS</b>			
Type	drywall		
Type	wood		
Type			
<b>FLOORS</b>			
Type	wood		
Type	tile	piece of tile not in place/porch	
Type	carpet		
Type			
<b>INTERIOR FEATURES</b>			
Ceiling fans	good		
Stairs	good		
Smoke detectors	hard wired	1 battery missing	put in new batteries
Carbon monoxide detectors		none	
<b>NOTES</b>			


## 7. GARAGE/LAUNDRY

### INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>GARAGE</b>			
<b>Type: attached</b>			
<b>Floor</b>	concrete		
<b>Walls/ceilings</b>	drywall		
<b>Attic access</b>	none		
<b>Door to living space</b>	good		
<b>Exterior door</b>	none		
<b>Vehicle door</b>	good		
<b>Automatic opener/safeties</b>	good safeties checked		
<b>Faucet</b>	none		
<b>Electrical items</b>	good		
<b>NOTES</b>			
<b>LAUNDRY</b>			
<b>Water piping</b>	good		
<b>120 volt outlet</b>	yes		
<b>240 Volt outlet</b>	no		
<b>Gas piping</b>	good		
<b>Dryer venting</b>	good		
<b>Sink</b>	good/lift pump good		
<b>NOTES</b>			

## 8. KITCHEN

### INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>GENERAL</b>			
Counters	concrete		
Cabinets	good		
Window	none		
Flooring	tile		
<b>ELECTRICAL</b>			
Lighting	good		
GFCI Protection	yes		
<b>SINK</b>			
Sink	stainless steel		
Faucet	good		
Plumbing under sink	good	minor build up small sink drain	
<b>DISPOSAL</b>			
Switch	back splash		
Condition	ok	noisy	
<b>RANGE</b>			
Fuel	gas		
Burners		right front not lighting	
Oven	good		
Fan/hood	down exhaust		
Vented to	outside		
<b>DISHWASHER</b>			
Location	under counter		
Drain line	to disposal		
Condition	good		
<b>SPECIAL FEATURES</b>			
Trash compactor	n/a		
Microwave	free standing		
Water purifier	Culligan	not getting water from faucet	
Instant hot water	n/a		
<b>NOTES</b>			


## 9. MAIN FLOOR BATHROOM

### INSPECTION CHECKLIST

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

# 10. UPPER BATHROOM

## INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
<b>TOILET</b>				
Condition	good			
Flushing	good			
Comments:				
<b>SINK</b>				
Condition	good			
Faucet	good			
Drain	good			
Cabinet & counter	good			
Comments:				
<b>ELECTRICAL</b>				
Lighting	good			
GFCI protection	yes			
<b>VENTILATION</b>				
Fan	good			
Window	in shower	Painted shut		
<b>BATHTUB none</b>				
Condition				
Faucet				
Drain				
Enclosure				
Comments:				
<b>SHOWER</b>				
Condition	good			
Faucet	good			
Drain	good			
Enclosure	tile			
Comments:				
<b>NOTES</b>				



