

VAN'S 
HOME INSPECTION
SERVICE

Professional & Comprehensive Inspection



Inspection report prepared for:

Tony

Inspection of property at:

Riverdale Dr

MI

April 2021



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VAN'S HOME INSPECTION SERVICE

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April 14, 2021

Tony

This is the summary of my inspection at Riverdale Drive 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 has been a water leak in the siding in the back corner of the garage. Cedar trim and OSB are rotted thru.



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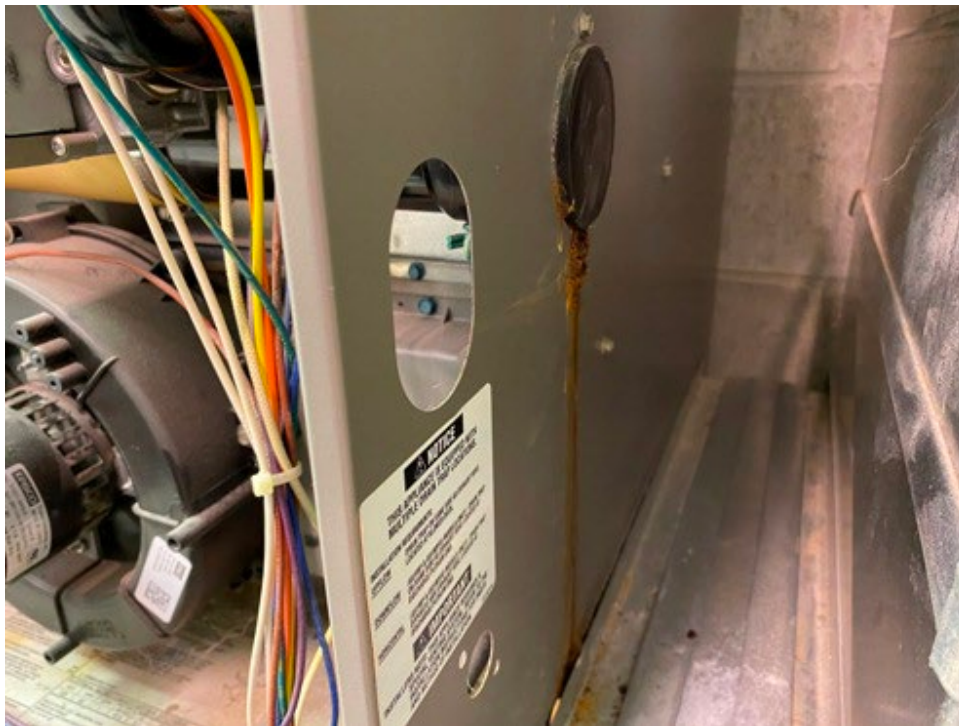
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2. The corner trim on the back corner of the garage has several wood pecker holes in it.



3. The end section at the down spot on both front gutters is missing a section of the gutter guard.
4. The furnace has a condensate leak at the end of the exhaust pipe.



5. The basement outlets and switches are missing the covers.
6. The kitchen GFCI outlets are not tripping on the top plug in. The bottom half does trip. The outlet to the left of the sink doesn't have power. The second outlet to the right of the kitchen sink has open ground.
7. The wiring for the puck lights is fair. They are not working.
8. The silicone seal around the window on the front entry door has run down around the glass and down the door.
9. The slide by egress window in the basement has fogged glass. The thermal seal is compromised.
10. There is no ladder in the egress pit for someone to climb out.
11. The left window in the dining room is missing the crank cover. The left living room window has a broken glass and it doesn't lock. The left window in the master bedroom and the right window in the kitchen do not open. The crank mechanism is broken.
12. In the master bedroom there is a crack in the joint tape in the corner of the room.
13. There is a water stain and hole in the ceiling in the kitchen area below the master bathroom. This bathroom has not been used for a long time. It could still be leaking.
14. The basement smoke detector is not working. It would be wise to update the smoke detectors since they are out of date and add a carbon monoxide detector.
15. The garage door opener needs the down pressure adjusted so that it returns up when it hits an object.
16. Two of the supports for the upper storage area in the pole building need joist hangers.



17. The left front burner igniter on the kitchen range is not making a clicking sound. The first try the burner did not ignite. Later it did ignite with no clicking sound.
18. The vanity drain in the upper main hall bath is slow. The light over the sink did not turn on. The outlet is not GFCI protected. The tub drain stopper is not working. The diverter for the shower is diverting about 60% of the water to the shower head.

19. The outlets in the master bath are not GFCI protected. The right outlet has no power. The light over the sink didn't turn on. There is no drain stopper in the tub and the water drains out slowly. The shower diverter is diverting about 60% of the water to the shower head. The lever that changes the shower from the head to the hand held head is not working.

This house has good potential. It does need some repairs and cosmetic work.

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

Ron Vander Velde

A handwritten signature in cursive script that reads "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 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.
3. The sprinkler system should be winterized each fall to prevent freezing and damage.
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 a good coat of preservative on it will increase its life and maintain its good appearance.
6. 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.
7. Check the dryer vent once a year to see that there is no lint build-up.
8. 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.
9. 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.
10. Rekeying or replacing exterior lock sets is a good security improvement when moving into your home.
11. 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.....	11
4. PLUMBING	12
5. ELECTRICAL	13
6. INTERIOR.....	14
7. GARAGE/LAUNDRY	15
8. KITCHEN	16
9. MAIN UPPER BATHROOM	17
10. MASTER BATHROOM.....	18
11. HALF BATHROOM.....	19
12. BASEMENT HALF BATHROOM	20

1. GROUNDS

INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
SITE			
Plantings	good		
Driveway	concrete		
Sidewalks	concrete		
Retaining walls	n/a		
Grading	good		
DECK			
Location	back		
Structural support	4x4		
Surface materials	painted	1 board warped up	
Steps	good		
Railings	good		
FRONT ENTRY			
Steps	concrete		
Screens/windows	n/a		
Cover	roof		
Floor	concrete		
Railings	n/a		
FENCES & GATES			
Type	chain link		
Condition	good		
NOTES			

2. FOUNDATION / EXTERIOR / ROOF / INSULATION

INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
FOUNDATION			
Basement walls	concrete block		
Basement floor	painted concrete		
Floor joist	2x10 joists		
Crawl space	n/a		
Slab on grade	n/a		
<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		
Railing	good		
Windows	egress	fogged/no ladder	
Exterior door	none		
Electrical items	good	no outlet or switch covers	
EXTERIOR			
Wall structure	wood frame	woodpecker holes in trim	
Wall covering	vinyl siding	moisture leak/rot/garage wall corner	
Outlets	good		
TRIM			
Soffits/fascia	metal		
Trim	wood		
CHIMNEY			
Type	none		
Flashing			
Cap			
Flues			
Mortar/brick condition			
Viewed from:			
ROOF			
Style	gable		
Material	dimensional shingles		
Flashings	good		
Gutters/downspouts	good	missing end guards	
Vent stack boots	good		
Viewed from: roof			

ATTIC			
Access	master closet		
Roof frame	truss		
Vent type	soffit/ridge/air channels		
Visible insulation	approximately 12" loose fiberglass		
Viewed from:			
NOTES			

3. HEATING/COOLING

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
HEATING				
Lennox Anis code 2006 Installed 2/2009				
Heating type	good			
Approximate BTU's	88,000			
Fuel type	gas			
Condition	good no carbon monoxide	condensate leak		
Combustion air	external			
Burners	4			
Distribution	duct			
Air filter	16x24x1			change regularly
Humidifier	none			
AIR CONDITIONING				
Cooling type	central air	too cold to test		
Approximate tons	2.5			
Power	220			
Condenser	looks & sounds good			keep fins clean
Refrigerant lines	look good			
Condensate lines	look good			
FIREPLACE none				
Location				
Fuel				
Fan				
Damper				
NOTES				

4. PLUMBING

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
MAIN LINE				
Water source		submersible well		
Material		galvanized		
Well pump/pressure		good		
Shut off valve		at tank		
Softener		none		
SUPPLY LINES				
Material		copper/cpvc		
WASTE LINES				
Material		pvc		
Traps/cleanouts		yes		
SPRINKLERS – visual inspection only				
Control box		manual		
Backflow preventer		n/a		
Sprinkler pump		n/a		
HOSE FAUCETS				
Location		front & back		
Type		frost free		
WATER HEATER				
Rheem self vent		ansi code 2012		
Type		gas		
Gallons		50		
Safety valve/pipe		good		
Location		basement		
SUMP PUMP				
Location		basement		
Tested		yes		
EJECTOR PUMP				
Location		on basement toilet		
Tested		yes		
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. Hot tubs, spas, and pools are not part of the scope of this inspection.				
NOTES				

5. ELECTRICAL

INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
SERVICE			
Overhead			
Underground	garage		
Outside ground	yes		
MAIN PANEL			
Location	garage		
Rating	150		
Number of circuits	26		
SUB PANEL			
Location	pole building		
Rating	60 amps		
Number of circuits	4		
CONDUCTORS			
Service wire	copper		
Branch wire	romex		
PANEL NOTES			
Wiring	good		
Breakers	good		
Fuses	n/a		
Neutral	good		
Ground	good		
Note: The condition of electrical wires, boxes, etc in walls under floors, under insulation or underground cannot be judged.			
NOTES			
ELECTRICAL ITEMS			
Fixture			
Fixture			
Wiring			
Wiring			
Outlet			
Outlet			
Covers			
Covers			

6. INTERIOR

INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
DOORS			
Front entry	good	runny silicone outside	
Rear/side entry	none		
Slider	hood		
Interior	good		
Interior			
WINDOWS			
Type	casement		
Type	slide by basement egress	fogged glass	
Type			
INTERIOR WALLS			
Type	drywall		
Type	master bedroom	joint crack in corner	
Type			
<i>Note: The condition of walls behind wallpaper, paneling, storage areas, or furnishings cannot be judged.</i>			
CEILINGS			
Type	drywall		
Type	kitchen	water stain below master bath	
Type	wood		
<i>Note: For suspended ceilings: all pads were not removed during inspection.</i>			
FLOORS			
Type	carpet		
Type	laminate		
Type	wood		
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	good		
Stairs	good		
Smoke detectors	battery	basement not working	
Carbon monoxide detectors	none		
NOTES			
dining left casement no crank cover, living room left glass broken/not locking,			
master bedroom left crank bad, kitchen right bad crank			

7. GARAGE/LAUNDRY

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
GARAGE				
Type: attached				
Floor	concrete			
Walls/ceilings	drywall/stud			
Attic access	none			
Door to living space	good			
Exterior door	good			
Vehicle door	good			
Automatic opener/safeties		adjust down pressure		
Faucet	none			
Electrical items	good			
NOTES				
Pole building: metal roof, heater good, garage doors good, 2 supports need joist hangers				
LAUNDRY				
Water piping	good			
120 volt outlet	yes			
240 Volt outlet	yes			
Gas piping	yes	not capped		
Dryer venting	hard pipe			
Sink	good			
Note: Washer and dryer were not operated.				
NOTES				

8. KITCHEN

INSPECTION CHECKLIST

	DESCRIPTION	DEFICIENCY	RECOMMENDATION
GENERAL			
Counters	corian		
Cabinets	good		
Window	yes		
Flooring	tile		
ELECTRICAL			
Lighting		puck light wiring fair /not working	
GFCI Protection		top half not tripping/1 open ground no	power left of sink
SINK			
Sink	corian		
Faucet	good		
Plumbing under sink	good		
DISPOSAL none			
Switch			
Condition			
RANGE			
Fuel	gas		
Burners	good	right front igniter not clicking	
Oven	good		
Fan/hood	in microwave		
Vented to	inside		
<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		
Drain line	to sink drain		
Condition	good		
SPECIAL FEATURES			
Trash compactor	n/a		
Microwave	good		
Water purifier	n/a		
Instant hot water	n/a		
NOTES			
fridge turned off			

9. MAIN UPPER BATHROOM

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
TOILET				
Condition	good			
Flushing	good			
Comments:				
SINK				
Condition	good			
Faucet	good			
Drain		slow		
Cabinet & counter	good			
Comments: 1 piece top				
ELECTRICAL				
Lighting		over sink not working		
GFCI protection		not protected		
VENTILATION				
Fan	good			
Window	none			
BATHTUB				
Condition	good			
Faucet	good			
Drain	good	stopper not working		
Enclosure	1 piece			
Comments:				
SHOWER				
Condition		diverter about 60%		
Faucet				
Drain				
Enclosure				
Comments:				
NOTES				

10. MASTER BATHROOM

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
TOILET				
Condition	good			
Flushing	good			
Comments:				
SINK				
Condition	good			
Faucet	good			
Drain	good			
Cabinet & counter	good			
Comments: 1 piece top				
ELECTRICAL				
Lighting		over sink not working		
GFCI protection		not protected/right no power		
VENTILATION				
Fan	good			
Window	none			
BATHTUB				
Condition	good			
Faucet	good			
Drain		slow/no stopper		
Enclosure	1 piece			
Comments:				
SHOWER in tub				
Condition		diverter 60%/lever to change not working		
Faucet				
Drain				
Enclosure				
Comments:				
NOTES				

11. HALF BATHROOM

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
TOILET				
Condition		good		
Flushing		good		
Comments:				
SINK				
Condition		good		
Faucet		good		
Drain		good		
Cabinet & counter		good		
Comments: 1 piece top				
ELECTRICAL				
Lighting		good		
GFCI protection		to garage		
VENTILATION				
Fan			none	
Window		yes		
BATHTUB none				
Condition				
Faucet				
Drain				
Enclosure				
Comments:				
SHOWER none				
Condition				
Faucet				
Drain				
Enclosure				
Comments:				
NOTES				

12. BASEMENT HALF BATHROOM

INSPECTION CHECKLIST

		DESCRIPTION	DEFICIENCY	RECOMMENDATION
TOILET				
Condition		good		
Flushing		good		
Comments: has ejector pump				
SINK pedestal				
Condition		good		
Faucet		good		
Drain		good		
Cabinet & counter		n/a		
Comments:				
ELECTRICAL				
Lighting		good		
GFCI protection				
VENTILATION				
Fan			none	
Window		none		
BATHTUB none				
Condition				
Faucet				
Drain				
Enclosure				
Comments:				
SHOWER none				
Condition				
Faucet				
Drain				
Enclosure				
Comments:				
NOTES				