
WEST MICHIGAN HOME INSPECTORS LLC
3134 Chamberlain SE
Grand Rapids MI 49508
616-443-0946

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Inspected By:
Stephen Brink

Referral Information

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Client Information: Record Number 4230

Sample, Person
123 Sample
Ourcity, MI 99999

Inspected 9/10/12 8:30 AM

FRONT VIEW

PHOTO



Inspection Summary

WEST MICHIGAN HOME INSPECTORS LLC
3134 Chamberlain SE
Grand Rapids MI 49508
616-443-0946

Record 4230 - Sample, Person 123 Sample, Ourcity, MI 99999

Service/Repair

EXTERIOR

Entry Doors

The front door is cracked, daylight can be seen through the door. It maybe time to replaced the door with an insulated door.



GROUNDS

Steps

Cracks and some settlement noted. The front steps have settled.



Service/Repair

Porches

The front porch has settled and pulled away from the house.



Driveway

Some cracks noted.
Uneven areas may present a tripping hazard and should be repaired to prevent injury.



CHIMNEY

Chimney 1 Type

Some loose mortar toward the top of the chimney should be repaired.



Service/Repair

GARAGE

Garage Electrical System

The garage electrical outlets are grounded. For safety it is recommended that GFCI outlets installed. The garage lighting was fed with extension cords, which should be removed and replaced with permanent wiring.



INTERIOR

Interior Walls

The wall between the garage and the basement is not insulated. To save energy this wall should be insulated.



Smoke Detectors

Suggest adding smoke alarms in every bedroom and on each level.

Service/Repair

KITCHEN

Kitchen Wall Receptacles

Recommend adding GFCI outlets in areas near water.



BATHROOM

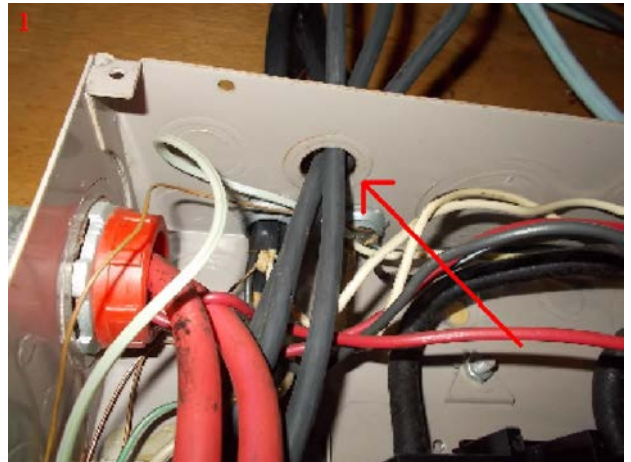
Bathroom Receptacles

For safety it is recommended that GFCI outlets be installed in the bathrooms.

ELECTRIC

Main Electrical Disconnect

Missing wire protector should be installed on the wires going into the heating panel.



Monitor/Maintain

ROOF

Roof Covering

The shingles are in good condition. The pictures are for information only.



EXTERIOR

Window Character Material

All the windows have been replaced except the basement side window. This is still a single pane window.



Monitor/Maintain

GROUNDS

Patio

Cracks and settlement were noted.



GARAGE

Garage Doors

Some rust noted on the bottom of the door.



Monitor/Maintain

ATTIC

Attic Insulation Thickness



INTERIOR

Closets

The master bedroom door does not close and will need to be trimmed to fit.



BATHROOM

Bathroom Floor

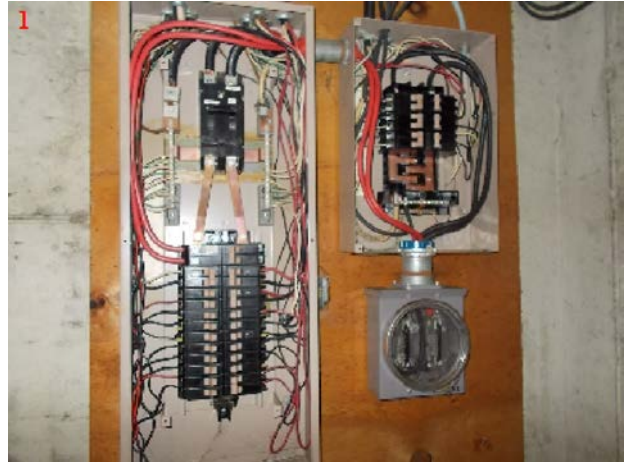
Carpeting in bathrooms can conceal damaged flooring.

Monitor/Maintain

ELECTRIC

Main Panel

The main panels are in good condition, the pictures are for information only.



PLUMBING

Water Source

The pump was operating well. Water restriction is noted when multiple faucets are turned on.

COOLING

COOLING SYSTEM

The house has no AC installed.

Improvements or information

GUTTERS

GUTTER SYSTEM

No gutters installed. Recommend adding gutters to prevent water penetration into the basement.



Improvements or information

GARAGE

Garage Interior Walls

The doors to the house are not insulated. These you may want to change out.



Inspection Report Details

Record 4230 - Sample, Person 123 Sample, Ourcity, MI 99999

ROOF

Functional and or Information ROOF - General Comment

ASHI requires inspectors to inspect the roof covering, the roof drainage systems, flashing, sky lights, chimneys and roof penetrations. The inspector will describe the roof covering and report methods used to inspect the roof. The inspector is NOT required to, walk on the roof, inspect antennae, interiors of flues or chimneys which are not readily accessible and other installed accessories.

Functional and or Information How Inspected - Walk on Roof

Functional and or Information Roof Access Restricted - Not Restricted

Functional and or Information Roof Style - Gable

Monitor/Maintain Roof Covering - Asphalt

The shingles are in good condition. The pictures are for information only.

Functional and or Information Approx. Age - 1 thru 5

Functional and or Information Number of Layers - 1

Functional and or Information Roof Ventilation System - Ridge, Soffit

Functional and or Information Flashing - Aluminum

Functional and or Information Plumbing Vents - Cast Iron

EXTERIOR

Functional and or Information EXTERIOR - General Comment

ASHI required the inspector to inspect the exterior wall covering, flashing and trim. All exterior doors, attached decks, balconies, stoops, steps, porches and their associated railings, the eaves, soffit's and fascias where accessible from the ground level, the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building, walkways, patios, and driveways leading to dwelling entrances. The inspector will describe the exterior wall covering. The inspector is NOT required to inspect screens, shutters, awnings and similar seasonal accessories, fences, geological, geotechnical or hydrological conditions, recreational facilities, outbuildings, seawalls, break-walls and docks, erosion control and earth stabilization measures.

EXTERIOR

Functional and or Information **Type of Home - Brick Veneer**

Functional and or Information **Exposed Foundation - Poured Concrete**

Functional and or Information **Soffit\Fascia - Aluminum**

Functional and or Information **Grading - Adequate**

Functional and or Information **Masonry Walls - Brick**

The brick work is in good condition.

Functional and or Information **Trim Work - Aluminum**

Service/Repair **Entry Doors - Wood Solid Core**

The front door is cracked, daylight can be seen through the door. It maybe time to replaced the door with an insulated door.

Functional and or Information **Patio Doors - Sliding**

Monitor/Maintain **Window Character Material - Vinyl**

All the windows have been replaced except the basement side window. This is still a single pane window.

Functional and or Information **Window Character Type - Double Hung**

Functional and or Information **Glass - Insulated**

Functional and or Information **Windows Storm\Screen - MFG Screens**

GROUNDS

Service/Repair **Steps - Concrete**

Cracks and some settlement noted. The front steps have settled.

Monitor/Maintain **Patio - Concrete**

Cracks and settlement were noted.

Service/Repair **Porches - Concrete**

The front porch has settled and pulled away from the house.

GROUNDS

Service/Repair **Driveway - Concrete**

Some cracks noted.
Uneven areas may present a tripping hazard and should be repaired to prevent injury.

Functional and or Information **Retaining Wall - Brick**

GUTTERS

Improvements or information **GUTTER SYSTEM - General Comment**

No gutters installed. Recommend adding gutters to prevent water penetration into the basement.

CHIMNEY

Functional and or Information **Chimney Inspected From - Roof**

Service/Repair **Chimney 1 Type - Brick**

Some loose mortar toward the top of the chimney should be repaired.

Functional and or Information **Chimney 1 Location - Fireplace**

Functional and or Information **Chimney Top - Cement**

Some cracks noted in chimney top.

GARAGE

Functional and or Information **Garage Type - 2 Car Attached**

Functional and or Information **Garage Exterior Walls - Same as House, Brick**

Functional and or Information **Garage Roof Framing Style - Gable**

Service/Repair **Garage Electrical System - Grounded**

The garage electrical outlets are grounded. For safety it is recommended that GFCI outlets installed.
The garage lighting was fed with extension cords, which should be removed and replaced with permanent wiring.

Functional and or Information **Auto Garage Door Lift Controls - Auto Opener, Auto Safety Reverse**

Improvements or information **Garage Interior Walls - Drywall\Plaster**

The doors to the house are not insulated. These you may want to change out.

GARAGE

Functional and or Information Garage Interior Ceiling - Drywall\Plaster

Functional and or Information Garage Floor - Concrete

Monitor/Maintain Garage Doors - Overhead, Metal\Aluminum

Some rust noted on the bottom of the door.

ATTIC

Functional and or Information Attic Accessibility - Access restricted

Functional and or Information Attic Entry Access - Hatch

Functional and or Information Attic Access Location - Hallway

Functional and or Information Attic Structural Framing Type - Trusses

Functional and or Information Attic Structural Framing Spacing - 24 inches on Center

Functional and or Information Attic Sheathing - Plywood

Functional and or Information Attic Floor Insulation - Cellulose

Monitor/Maintain Attic Insulation Thickness - 10 plus inches

Functional and or Information Attic Ventilation - Ridge, Soffit

Functional and or Information Attic Wiring - Covered with Insulation

Functional and or Information Attic Vent Pipes - Vented Outside

INTERIOR

Functional and or Information **Number of Bedrooms - 3**

Service/Repair **Interior Walls - Dry Wall**

The wall between the garage and the basement is not insulated. To save energy this wall should be insulated.

Functional and or Information **Interior Ceilings - Dry Wall**

Functional and or Information **Interior Floors - Carpet**

Service/Repair **Smoke Detectors - Too Few**

Suggest adding smoke alarms in every bedroom and on each level.

Functional and or Information **Interior Rooms - Living Room, Family Room, Dining Room, Hallway Entry**

Functional and or Information **Interior Outlets - Three Prong Grounded**

Functional and or Information **INTERIOR ROOMS - General Comment**

ASHI requires inspectors to inspect the: walls, ceiling, floors, steps, stairways, balconies and the railings, a representative number of doors and windows. In the kitchen the counters and a representative number of installed cabinets shall be observed. The home inspector shall operate a representative number of windows, interior doors and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is NOT required to observe: paint , wallpaper, and other finish treatments on the interior walls, ceilings and floors, carpets, draperies, blinds and or other window treatment.

Functional and or Information **Interior Heat Source - Tested**

Monitor/Maintain **Closets - Doors in Place**

The master bedroom door does not close and will need to be trimmed to fit.

Functional and or Information **Stairways - With Hand Railings**

Functional and or Information **Ceiling Fan - Tested**

Functional and or Information **Interior Switches - Tested**

Functional and or Information **Interior Fire Place 1 - Wood Stove**

Wood stoves are not inspected as part of home inspection.

INTERIOR

Functional and or Information Interior Fixtures - Properly Wired

Functional and or Information Windows - Operated

KITCHEN

Functional and or Information KITCHEN - General Comment

ASHI inspectors are NOT required to inspect any of the appliances in the house or make any kind of comment of condition of appliances.

Functional and or Information Kitchen Walls - Drywall

Functional and or Information Kitchen Ceiling - Drywall

Functional and or Information Kitchen Floors - Carpet

Functional and or Information Kitchen Heating Source - Central

Functional and or Information Kitchen Cooling Source - None

Functional and or Information Kitchen Doors Windows - Tested

Functional and or Information Kitchen Cabinets - Custom Wood

Functional and or Information Kitchen Sink - Cast Iron Porcelain

Functional and or Information Kitchen Sink Faucet - Single Lever

Functional and or Information Kitchen Sink 3rd Faucet - Filtered water, Sprayer

Filtration/Water treatment systems not part of the home inspection.

Functional and or Information Kitchen Drain and Trap - PVC

KITCHEN

Functional and or Information **Garbage Disposal - Continuous Feed**

Functional and or Information **Dishwasher Mfg. - Whirlpool**

We checked for leaks but did not run full cycles on the dishwasher.

Functional and or Information **Trash Compactor - None**

Functional and or Information **Exhaust Fan Hood - Hood Ductless**

Functional and or Information **Range Oven - Drop In**

Functional and or Information **Surface Cooktop - Electrical**

Service/Repair **Kitchen Wall Receptacles - Grounded**

Recommend adding GFCI outlets in areas near water.

BATHROOM

Functional and or Information **Bathroom Doors, Windows - Door Lock, Pocket Door**

Functional and or Information **Bathroom Electric Switches and Fixtures - Wall**

Service/Repair **Bathroom Receptacles - Grounded**

For safety it is recommended that GFCI outlets be installed in the bathrooms.

Functional and or Information **Bathroom Walls and Ceilings - Drywall**

Functional and or Information **Bathroom Heating Cooling - Central Sys**

Functional and or Information **Bathroom Sink Faucets - Single Lever**

Functional and or Information **Bathroom Sink Stopper - Push Pull**

BATHROOM

Functional and or Information	Bathroom Sink Basin - Porcelain
Functional and or Information	Bathroom Sink Drain and Trap - PVC
Functional and or Information	Toilet Bowl and Tank - 2 Piece
Functional and or Information	Toilet Operation - Flushes
Functional and or Information	Bathtub Faucets - Single Lever
Functional and or Information	Bathtub Stopper - Pop Up
Functional and or Information	Seal Around Tub - 1 Piece Shower Tub
Functional and or Information	Tub Wall Encl. - Ceramic
Functional and or Information	Bathroom Ventilation - Fan
Monitor/Maintain	Bathroom Floor - Carpet Carpeting in bathrooms can conceal damaged flooring.
Functional and or Information	Shower Stall Walls - Ceramic Tile
Functional and or Information	Shower Drain - Floor Drain Stall
Functional and or Information	Shower Faucets - Single Lever
Functional and or Information	Number of Full Baths - 2

LAUNDRY

Functional and or Information Laundry Water Faucets - Gate Type

Functional and or Information Washer Drains - Trapped Line

Functional and or Information Dryer Vented - Floor

Functional and or Information Laundry Energy Source - 220 Electric

ELECTRIC

Functional and or Information Main Electrical Service - Underground Lateral Cable

Functional and or Information Main Electrical Service Wire - Copper

Functional and or Information Voltage Available - 110 / 220

Functional and or Information Main Electrical Distribution Panel Accessibility - Typical

Functional and or Information Main Electrical Distribution Panel Location - Basement

Service/Repair Main Electrical Disconnect - Breaker

Missing wire protector should be installed on the wires going into the heating panel.

Monitor/Maintain Main Panel - 200, 2 Panel System

The main panels are in good condition, the pictures are for information only.

Functional and or Information Interior Wiring - Copper

Functional and or Information Type of Wire - Romex

Functional and or Information Grounding - Water Pipe, Driven Rod

ELECTRIC

Functional and or Information Breakers in Use - 100 percent

Functional and or Information Electrical Duplex Receptacles - 3 Slotted

PLUMBING

Functional and or Information PLUMBING - General Comment

ASHI requires the inspector to inspect: the interior water supply and distribution systems including all fixtures and faucets; the drain, waste and vent systems including all fixtures; the water heating equipment; the vent systems, flues and chimneys; the fuel storage and fuel distribution systems; the drainage sumps, sump pumps, and related piping. The inspector will describe: the water supply, drain, waste, and vent piping; the water heating equipment including the energy source; the location of the main fuel shut-off valves. The inspector is NOT required to: inspect the clothes washing machine connections; the interiors of flues and chimneys which are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems. The inspector will determine: whether water supply and waste disposal systems are public or private; the quantity or quality of the water supply.

Monitor/Maintain Water Source - Private Well

The pump was operating well. Water restriction is noted when multiple faucets are turned on.

Functional and or Information Main Water Shut Off - Basement

Functional and or Information Interior Visible Water Pipes - CPVC

Functional and or Information Waste System - Private Septic

No test performed on septic system and is not a part of the home inspection.

Functional and or Information Interior Waste/Vent Pipes - PVC, Cast Iron

Most piping concealed supply and drain.

Functional and or Information Number of Outside Spigots - 2

Functional and or Information Type of Outside Spigots - Frost Free

Functional and or Information Well Pump Type - Submersible

Functional and or Information Pump Location - Well Casing

W. HEATER

Functional and or Information Water Heater 1 Mfg. - A O Smith

Functional and or Information Water Heater 1 Approx. Age - 15 plus

Unit old and extended life should not be expected.

The average life span of water heaters is 15 years. This unit is approximately 20 years old and extended life should not be expected.

Functional and or Information Water Heater 1 Size - 50

Functional and or Information Water Heater Fuel - Electric

Functional and or Information Water Heater Cold Water Valve - Present

Functional and or Information Temp. Pressure Relief Valve and Pipe - Present

Functional and or Information Water Heater Exterior Jacket - OK

FURNACE

Functional and or Information FURNACE - General Comment

The house has electric radiant heat. Each room has its own thermostat. Each room did heat.

COOLING

Monitor/Maintain COOLING SYSTEM - General Comment

The house has no AC installed.

BASEMENT

Functional and or Information BASEMENT - General Comment

ASHI requires inspectors to inspect: The structural components including foundation and framing, by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible. The inspector will describe the foundation and report the methods used to inspect the under-floor crawl space. The inspector will describe the floor structure, wall structure, ceiling structure and the roof structure and report methods used to inspect the attic.

Functional and or Information Basement Type - Full Percent

BASEMENT

Functional and or Information

Basement Access - Interior Stairs

Functional and or Information

Basement Foundation Walls - Poured Concrete

Some cracks and water penetration.

Functional and or Information

Basement Floor - Carpet On Slab

Functional and or Information

Basement Structural Columns - Bearing Wall

Functional and or Information

Basement Ceiling Sub Floor - Plywood

Functional and or Information

Basement Ceiling Joist - 2X10X16 O.C.

Functional and or Information

Basement Insulation - Between Joist

Insulation limits inspection.

Functional and or Information

Basement Wall Finish - Partially Finished

Inspection limited by finished areas.