

# INSPECTION REPORT



For the Property at:  
**664 SLEEPY HOLLOW LN**  
HOLLAND, MI 49423

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Prepared for: BRENT SHOEMAKER  
Inspection Date: Wednesday, April 10, 2013  
Prepared by: Brent Shoemaker



Shoemaker Inspections LLC  
664 Sleepy Hollow LN, Suite Holland  
Holland, MI 49423  
616 820 9852  
[www.shoemakerinspections.com](http://www.shoemakerinspections.com)  
[brent@shoemakerinspections.com](mailto:brent@shoemakerinspections.com)

Inspected Once Inspected Right



September 15, 2013

Dear Brent Shoemaker,

RE: Report No. 1003, v.2  
664 Sleepy Hollow LN  
Holland, MI  
49423

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Brent Shoemaker  
on behalf of  
Shoemaker Inspections LLC

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## INVOICE

September 15, 2013

Client: Brent Shoemaker

Report No. 1003, v.2

For inspection at:

664 Sleepy Hollow LN

Holland, MI

49423

on: Wednesday, April 10, 2013

\$0.00

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PAID IN FULL - THANK YOU!

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# SUMMARY

664 Sleepy Hollow LN, Holland, MI April 10, 2013

Report No. 1003, v.2

[www.shoemakerinspections.com](http://www.shoemakerinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### General

- Holes in the roof from what looks like an old satellite dish. Needs to be repaired.

**Location:** Roof north east corner

**Task:** Repair

## Exterior

### General

- Repair penetration for electrical device, gas main, and AC unit. Caulk penetrations.

**Location:** Southwest

**Task:** Repair

**Time:** Immediately

**Cost:** Minor

### ROOF DRAINAGE \ Gutters

**Condition:** • [Missing](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Southeast

**Task:** Provide

**Condition:** • [Missing](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Northwest

**Task:** Provide

### WALLS \ Vinyl siding

**Condition:** • [Mechanical damage](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure

**Location:** Southeast

**Task:** Repair or replace

### DOORS \ Doors and frames

**Condition:** • [Rot](#)

**Implication(s):** Chance of damage to finishes and structure

**Task:** Repair

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## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

**Condition:** • [End support inadequate](#)

The Weight of the deck is being held up by one lag bolts per support. Licensed contractor to review and repair.

**Implication(s):** Weakened structure | Chance of movement

**Location:** Rear Deck

**Task:** Improve

**Time:** Immediately

**Condition:** • [End support inadequate](#)

Add additional lag bolts to house attachment.

**Implication(s):** Weakened structure | Chance of movement

**Location:** East

**Task:** Repair

## Structure

### FOUNDATIONS \ Performance

**Condition:** • Suspect

Noted a small vertical crack in the concrete foundation wall which looked to have a prior patch on the exterior of the wall.

Small amount of water noted on the in side of the wall.

**Implication(s):** Chance of structural movement

**Location:** Left Side Basement Exterior Wall Bedroom

**Task:** Repair

**Time:** Immediate

**Cost:** \$200 - \$500

## Electrical

### DISTRIBUTION SYSTEM \ Cover plates

**Condition:** • [Missing](#)

Provide cover plate behind TV.

**Implication(s):** Electric shock

**Location:** First Floor Living Room

**Task:** Provide

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount inadequate](#)

Add insulation in attic industry standard is ten to 12 inches currently there is 6 to 8 inches

**Implication(s):** Increased heating and cooling costs

**Task:** Improve

This concludes the Summary section.

# SUMMARY

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The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Probability of leakage: • Low

## Limitations

### Roof inspection limited/prevented by:

- Lack of access (too slippery/fragile)
- Heavy rain
- Wet roof surface hides flaws

### Inspection performed:

- With binoculars from the ground
- Heavy rain was not able to walk the roof

## Recommendations

### General

1. • Holes in the roof from what looks like an old satellite dish. Needs to be repaired.

**Location:** Roof north east corner

**Task:** Repair

Description

**Gutter & downspout material:**

- [Aluminum](#)



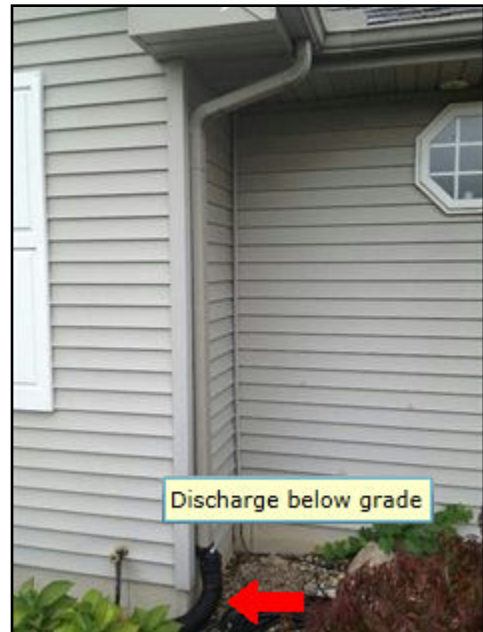
2. Aluminum

**Gutter & downspout discharge:**

- [Below grade](#)



3. Below grade



4. Below grade



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Lot slope: • [Away from building](#)

Wall surfaces :

• [Vinyl siding](#)



5. Vinyl siding

Soffit and fascia: • [Aluminum](#)

Driveway:

• Concrete



6. Concrete

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## Walkway:

- Concrete



7. Concrete

- No performance issues were noted.

## Deck:

- Pressure-treated wood  
Deck 2 is all natural with privacy fence to 6 feet
- Pressure-treated wood  
Deck 1 is stained with a solid stain.



8. Pressure-treated wood

- No performance issues were noted

# EXTERIOR

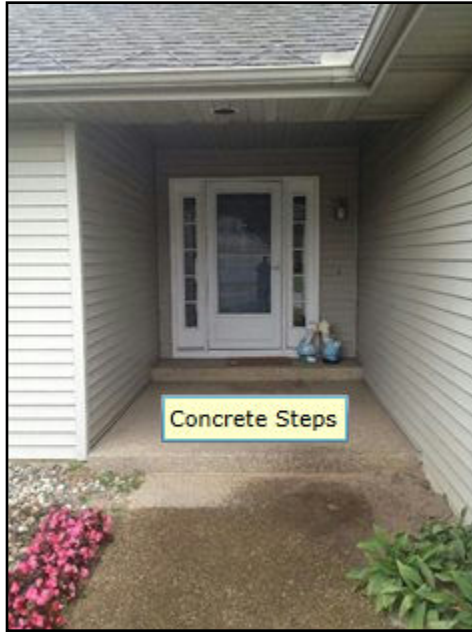
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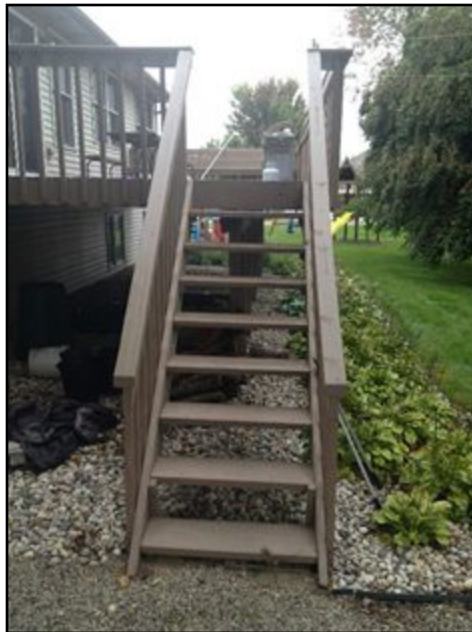
## Exterior steps:

- Concrete



9. Concrete

- Pressure-treated wood  
Attached to deck 1



10. Pressure-treated wood

- No performance issues were noted.

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## Garage:

- General
- 2.5 stall garage

## Limitations

Exterior inspected from: • Ground level

## Recommendations

### General

2. • Repair penetration for electrical device, gas main, and AC unit. Caulk penetrations.

Location: Southwest

Task: Repair

Time: Immediately

Cost: Minor

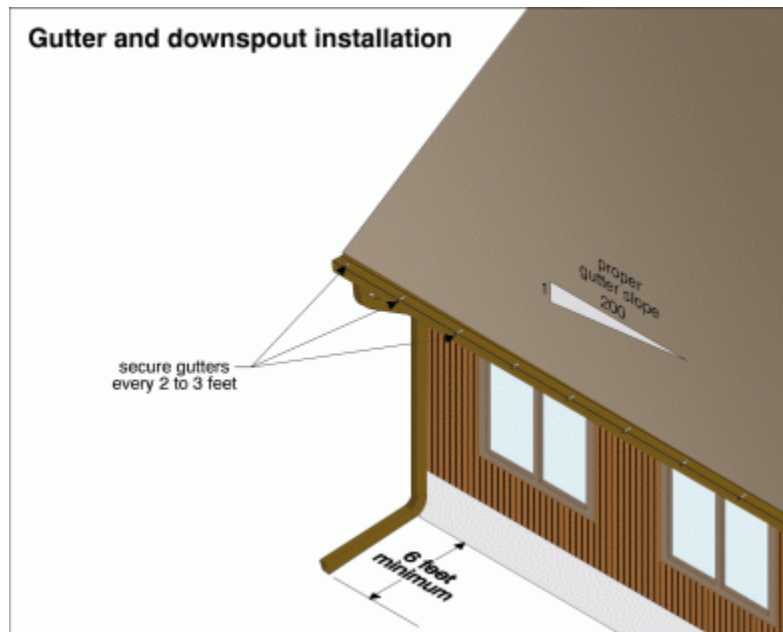
### ROOF DRAINAGE \ Gutters

3. Condition: • [Missing](#)

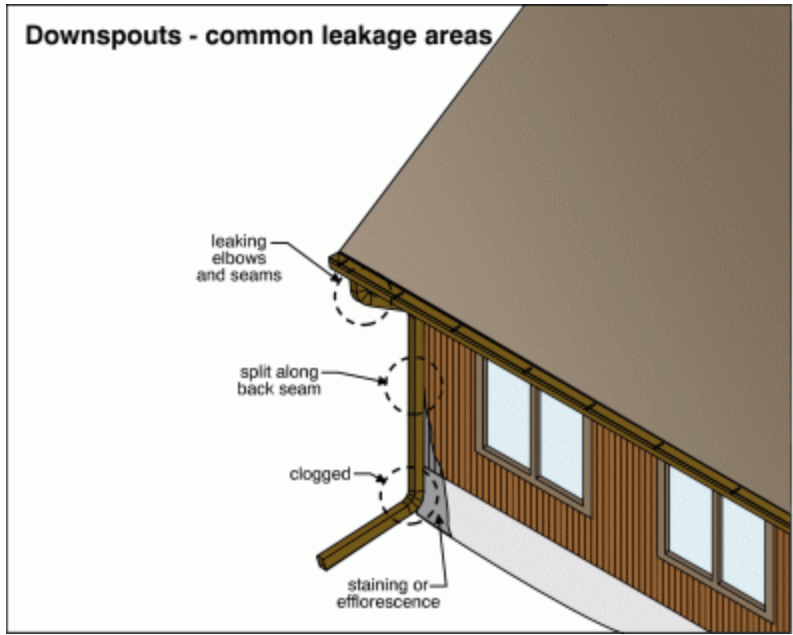
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Southeast

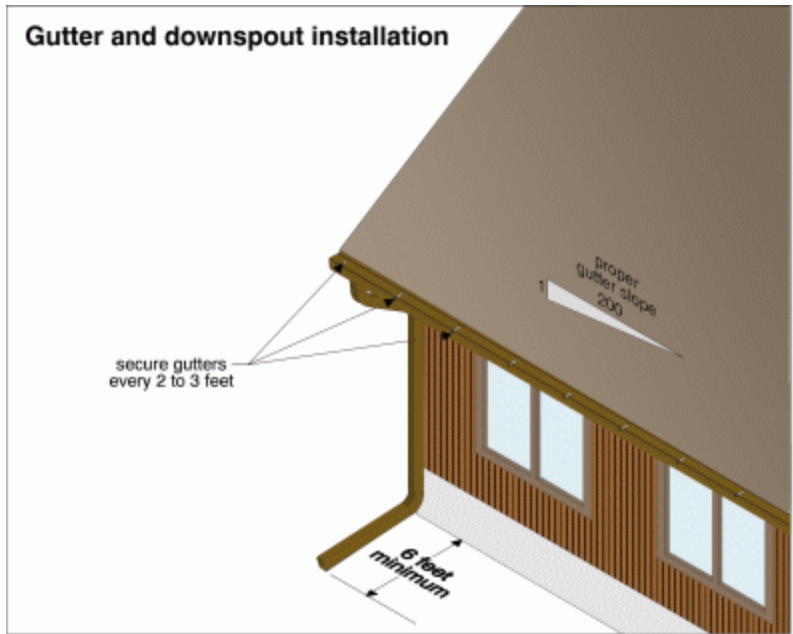
Task: Provide



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



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11. Missing

4. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Northwest

Task: Provide



12. Missing

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## WALLS \ Vinyl siding

5. Condition: • [Mechanical damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Southeast

Task: Repair or replace



13. Mechanical damage

## DOORS \ Doors and frames

6. Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Task: Repair

# EXTERIOR

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14. Rot

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Beams

### 7. Condition: • [End support inadequate](#)

The Weight of the deck is being held up by one lag bolts per support. Licensed contractor to review and repair.

**Implication(s):** Weakened structure | Chance of movement

**Location:** Rear Deck

**Task:** Improve

**Time:** Immediately



15. End support inadequate



# EXTERIOR

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**8. Condition:** • [End support inadequate](#)

Add additional lag bolts to house attachment.

**Implication(s):** Weakened structure | Chance of movement

**Location:** East

**Task:** Repair

## Description

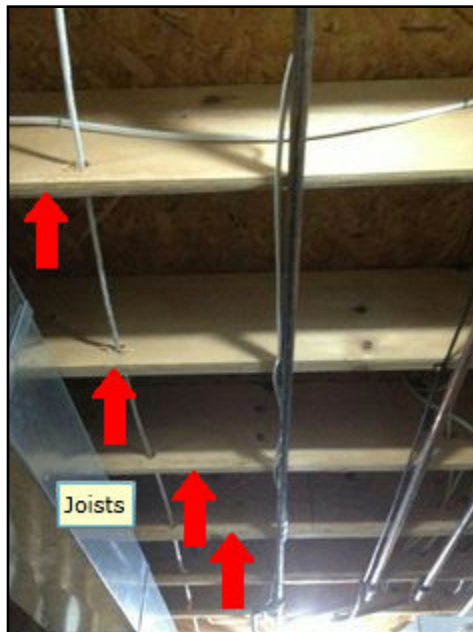
**Configuration:**

- [Basement](#)  
Daylight basement

**Foundation material:** • [Poured concrete](#)

**Floor construction:**

- [Joists](#)



16. Joists

- Subfloor - OSB (Oriented Strand Board)



17. Sub floor - OSB (Oriented Strand Board)

# STRUCTURE

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**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

## Recommendations

### **FOUNDATIONS \ Performance**

**9. Condition:** • Suspect

Noted a small vertical crack in the concrete foundation wall which looked to have a prior patch on the exterior of the wall.  
Small amount of water noted on the in side of the wall.

**Implication(s):** Chance of structural movement

**Location:** Left Side Basement Exterior Wall Bedroom

**Task:** Repair

**Time:** Immediate

**Cost:** \$200 - \$500

## Description

### Service entrance cable and location:

- [Underground copper](#)



18. *Underground copper*

### Service size:

- [150 Amps \(240 Volts\)](#)



19. *150 Amps (240 Volts)*



20. *150 Amps (240 Volts)*

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:**

- [Breakers - basement](#)



21. Breakers - basement

**System grounding material and type:**

- [Copper - water pipe](#)

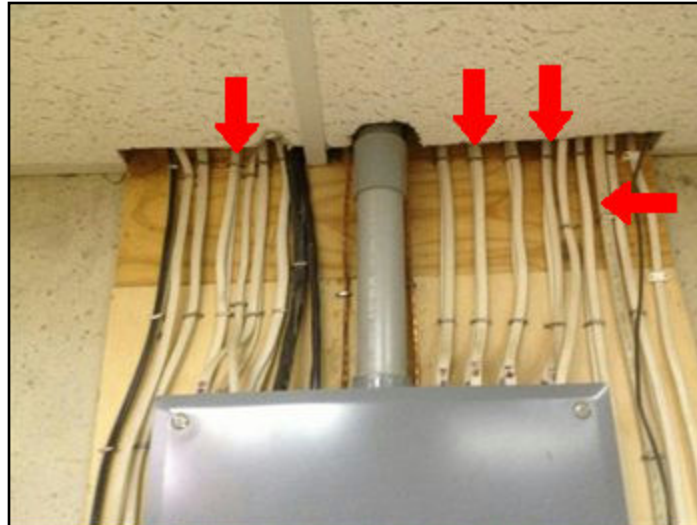


22. Copper - water pipe

- [Copper - ground rods](#)

**Distribution wire material and type:**

- [Copper - non-metallic sheathed](#)



23. Copper - non-metallic sheathed

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - basement](#) • [GFCI - garage](#)  
• [GFCI - kitchen](#) • [GFCI - bathroom and exterior](#)

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • Present

## Limitations

**System ground:**

- Not accessible
- Ground was baried

**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.

## Recommendations

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**10. Condition:** • Arc Fault Interrupter (AFI) needed

**Location:** Master Bathroom

**DISTRIBUTION SYSTEM \ Cover plates**

**11. Condition:** • [Missing](#)

Provide cover plate behind TV.

**Implication(s):** Electric shock

**Location:** First Floor Living Room

**Task:** Provide



# HEATING

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## Description

### Fuel/energy source:

- [Gas](#)

North Side of the Home



24. Gas

### System type: • [Furnace](#)

Furnace manufacturer: • Tempstar



25.

# HEATING

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- Heat distribution:**
- [Ducts and registers](#)



26. Ducts and registers

- Approximate capacity:**
- [75,000 BTU/hr](#)



27. 75,000 BTU/hr



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## Efficiency:

- [Mid-efficiency](#)

78% efficient

Approximate age: • [17 years](#)

## Main fuel shut off at:

- Meter



28. Meter

- Exterior wall

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#) • [Not required](#)

Combustion air source: • Interior of building • Outside

## Humidifiers:

- [Trickle/cascade type](#)

# HEATING

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29. Trickle/cascade type



30. Trickle/cascade type

## Limitations

- Safety devices:** • Not tested as part of a building inspection
- Heat loss calculations:** • Not done as part of a building inspection
- Heat exchanger:** • Not accessible
- Electronic air cleaner:** • Cannot verify proper operation

## Recommendations

- General**
- 12. • blank note
- Task:** Service annually

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:**

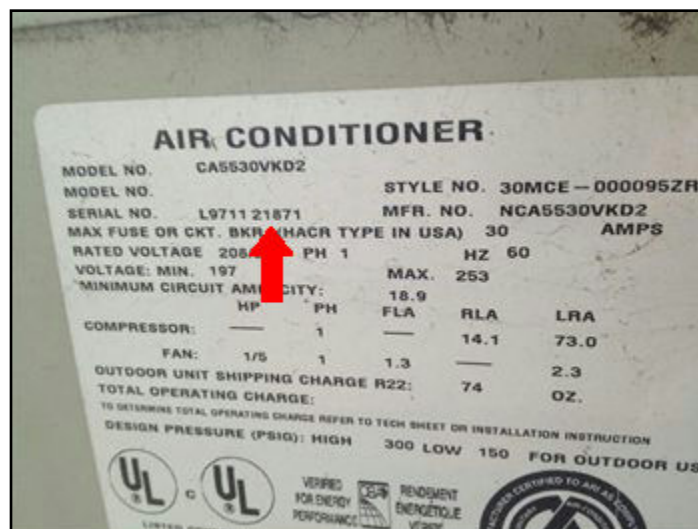
- [Air cooled](#)



31. Air cooled

**Cooling capacity:**

- [1.5 Tons](#)



32. 1.5 Tons

# COOLING & HEAT PUMP

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**Compressor approximate age:** • 17 years

**Failure probability:** • [Medium](#)

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature • Power turned off • Outdoor unit covered

**Heat gain calculations:** • Not done as part of a building inspection

## Recommendations

### General

13. • blank note

**Task:** Service annually

## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof ventilation:

• [Roof vent](#)



33. Roof vent

• [Soffit vent](#)



34. Soffit vent

# INSULATION AND VENTILATION

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**Attic/roof air/vapor barrier:** • [None found](#)

**Wall insulation material:** • [Glass fiber](#)

**Wall insulation amount/value:** • [R-12](#)

**Foundation wall insulation material:** • [Glass fiber](#)

## Limitations

**Attic inspection performed:** • By entering attic, but access was limited

**Air/vapor barrier system:** • Continuity not verified

**Mechanical ventilation effectiveness:** • Not verified

## Recommendations

### ATTIC/ROOF \ Insulation

**14. Condition:** • [Amount inadequate](#)

Add insulation in attic industry standard is ten to 12 inches currently there is 6 to 8 inches

**Implication(s):** Increased heating and cooling costs

**Task:** Improve

## Description

**Water supply source:** • Public

**Service piping into building:** • [Copper](#)

**Supply piping in building:**

• [Copper](#)



35. *Copper*

**Main water shut off valve at the:**

- West
- Basement



36. *Basement*

- Utility room



Water flow and pressure: • [Above average](#)

Water heater fuel/energy source:

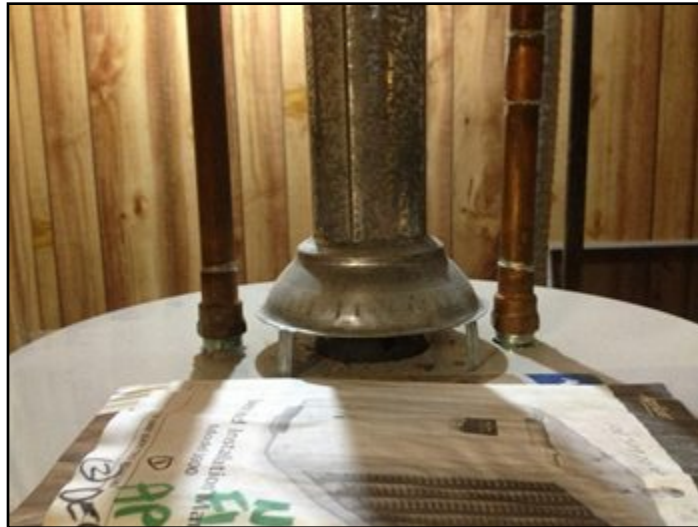
- [Gas](#)



37. Gas

Water heater type:

- [Conventional](#)



38. Conventional

- Owned



**Water heater manufacturer:** • Bradford White

**Tank capacity:** • 50 gallons

**Water heater approximate age:** • 17 years

**Waste disposal system:**

- [Public](#)



39. *Public*

**Waste piping in building:** • [PVC plastic](#)

**Pumps:**

- [Sump pump](#)



40. *Sump pump*

**Floor drain location:**

- Near heating system



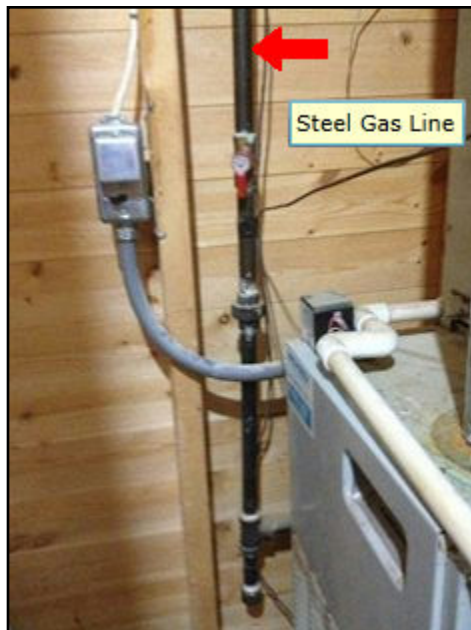
41. Near heating system

**Water treatment system:**

- Water softener
- Not in use from the looks of it.

**Gas piping:**

- Steel



42. Steel

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## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment • Water heater relief valves are not tested

## Description

### Major floor finishes:

- [Carpet](#)

Basement rec. room and office

- [Hardwood](#)

Through out the entire main floor

- [Ceramic](#)

Found in all bathrooms and kitchen

- [Concrete](#)

Storage room in basement utility room

**Major wall finishes:** • [Gypsum board](#)

**Major ceiling finishes:** • [Gypsum board](#)

**Windows:** • [Single/double hung](#) • [Sliders](#) • Metal-clad wood

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • Metal-clad • Garage door - metal

**Oven fuel:** • Gas

**Range fuel:** • Gas

**Appliances:** • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Door bell

### Laundry facilities:

- Washer
- Laundry tub



43. Laundry tub

# INTERIOR

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- Hot/cold water supply
- Dryer
- 120-Volt outlet
- Waste standpipe
- Gas piping

**Kitchen ventilation :** • Recirculating type

**Bathroom ventilation :** • Exhaust fan

**Laundry room ventilation:** • None

**Stairs and railings:** • Inspected

## Limitations

**Not included as part of a building inspection:** • Carbon monoxide detectors, security systems, central vacuum • Appliances • Perimeter drainage tile around foundation, if any

**Percent of foundation not visible:** • 90 %

**Garage door:** • Everything worked properly at the time of the inspection.

**Garage door opener:** • Everything worked properly at the time of the inspection

**END OF REPORT**

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR

## REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

