



Feb 27th, 2025
43 East 30th Street, Holland, MI 49423

Home Inspection Report

PREPARED FOR:

David Atkins

INSPECTED BY:

David Atkins / Atkins Home Inspections

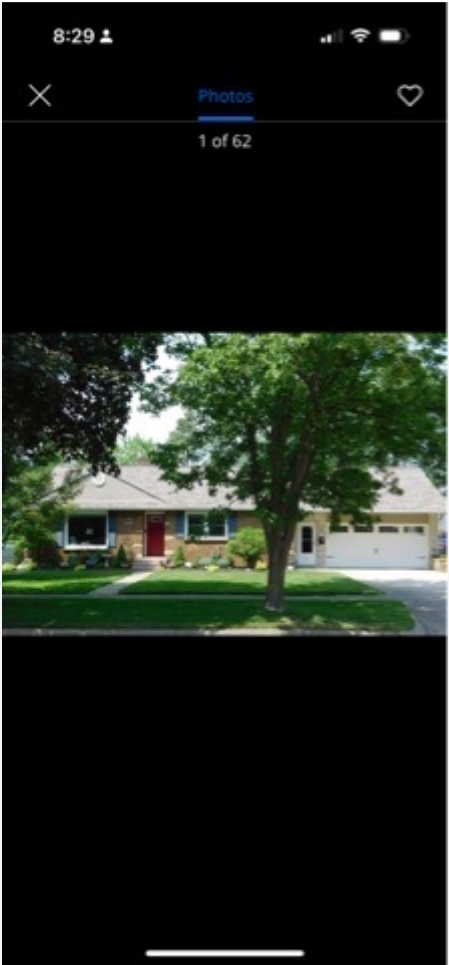


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Kitchen

Interior

Laundry

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Inspection Details

INSPECTOR

David Atkins
Atkins Home Inspections

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nville, Michigan 49408

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CLIENT

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ADDITIONAL INFO

📅 Inspection date	Feb 27th, 2025
• Others Present	None
• Property Occupied	Occupied
• Building Type	Single Family
• Weather	Snow
• Temperature	25 °F
• Year Built	1948
• Water Source	City
• Sewage/Disposal	City

HOME INSPECTION REPORT

Definitions

- **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
- **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
- **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

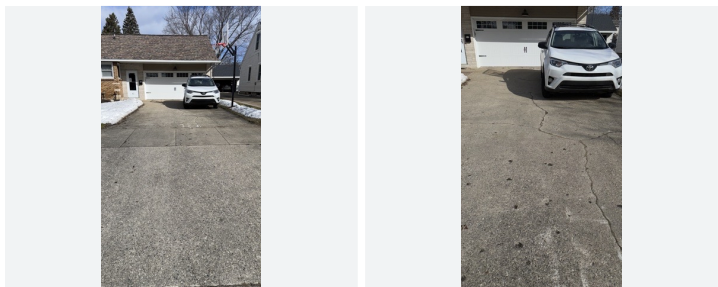
1. Grounds

1.1 DRIVEWAY

DESCRIPTION: Concrete

COMMENTS:

 Inspected



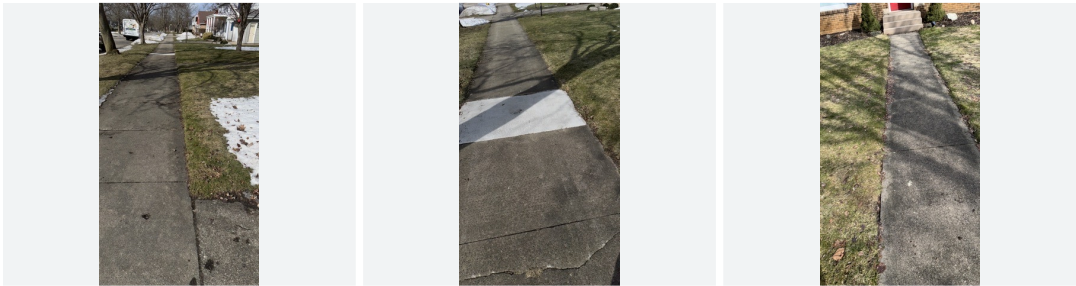
1.2 WALKS

DESCRIPTION: Concrete

COMMENTS:

Walks in good

During time of inspection report sidewalks were in good shape with cracks and heaving repaired.



1.3 STEPS/STOOPS

MEDIA:



1.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope

MEDIA:



1.5 FENCES/RETAINING WALLS

DESCRIPTION: Chain link

MEDIA:



COMMENTS:

Fence
brand new and perfect working condition at time of inspection.

1.6 DECK/BALCONY

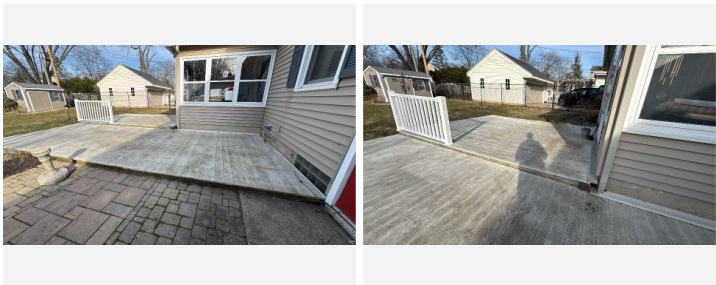
DESCRIPTION: Composite

COMMENTS:

Deck built on grade. Unable to inspect the underside.

☒ Recommendation

Missing handrail(s)



2. Exterior

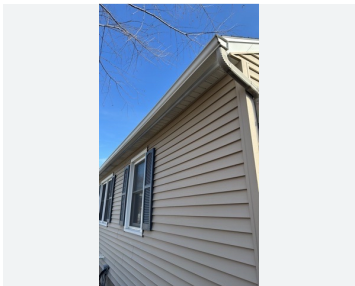
exterior is brick mixed blocks. Bricks are clean and in good shape well taken care of all cracks filled.

2.1 TYPE

DESCRIPTION: Brick
TRIM: Wood, Aluminum

2.2 SOFFITS/FASCIA

DESCRIPTION: Metal
MEDIA:



2.3 WINDOWS

DESCRIPTION: Vinyl
MEDIA:



2.4 EXTERIOR DOORS

DESCRIPTION: Metal, Wood

MEDIA:



COMMENTS:

☒ Recommendation

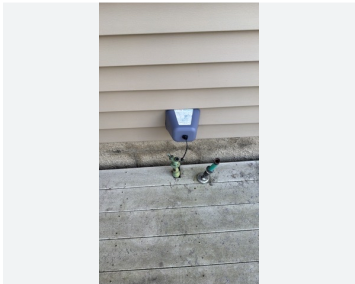
Front door

At time of inspection noticed that caulking around front door needs to be updated and taken care of. Water could leak in.

2.5 HOSE BIBS

DESCRIPTION: Rotary

MEDIA:



COMMENTS:

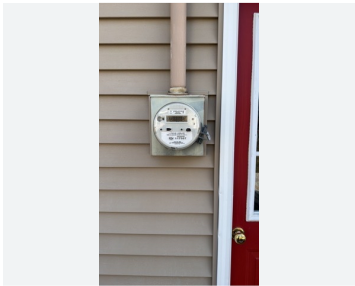
☒ Inspected

Valves are not operated as part of the inspection

2.6 GAS METER

DESCRIPTION: Side of house

MEDIA:



3. Roof

3.1 TYPE

DESCRIPTION: Gable

METHOD OF INSPECTION: Ground level

MATERIAL: Asphalt shingle

MEDIA:



3.2 GUTTERS

DESCRIPTION: Metal

MEDIA:



3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Metal

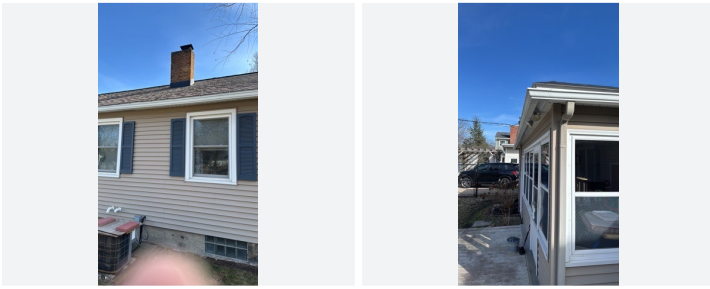
MEDIA:



3.4 FLASHING

DESCRIPTION: Metal

MEDIA:



3.5 PLUMBING VENTS

DESCRIPTION: PVC

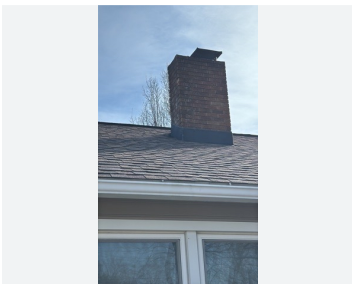
MEDIA:



3.6 CHIMNEY

DESCRIPTION: Brick

MEDIA:



COMMENTS:

Unable to view interior of chimney

4. Garage

4.1 TYPE

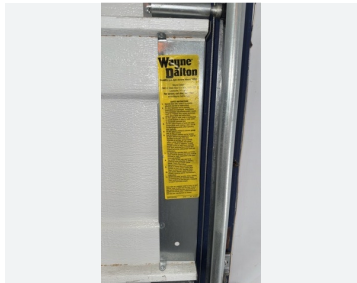
DESCRIPTION: Attached

4.2 GARAGE DOORS

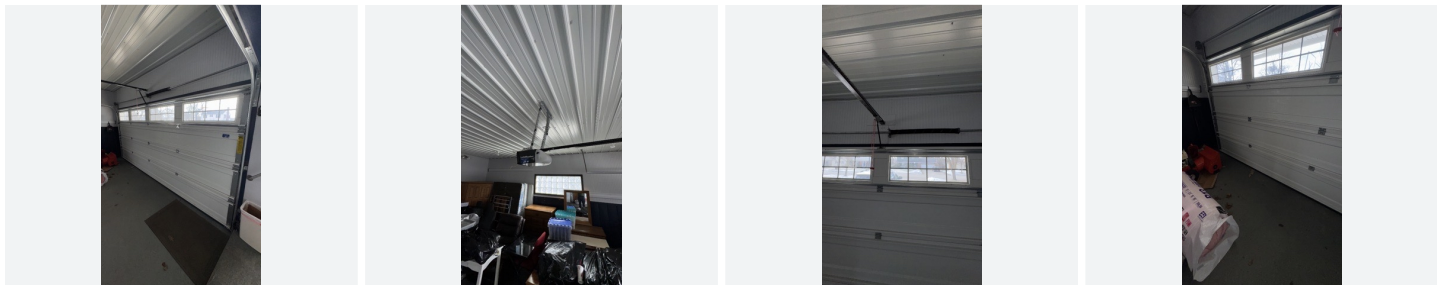
DESCRIPTION: Insulated aluminum

LOCATION: South

NAMEPLATE:



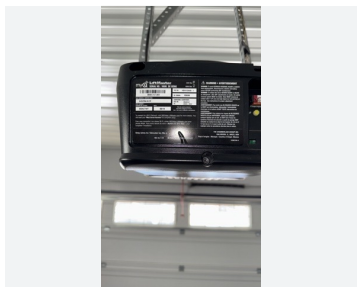
MEDIA:



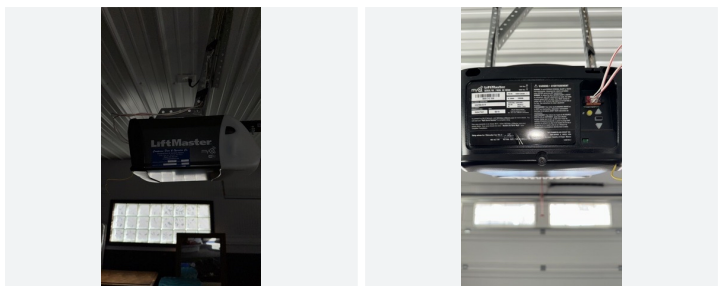
4.3 DOOR OPENER

DESCRIPTION: LiftMaster

NAMEPLATE:



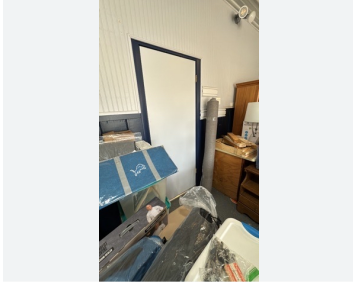
MEDIA:



4.4 SERVICE DOORS

DESCRIPTION: Metal, Fire rated

MEDIA:



4.5 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

COMMENTS:

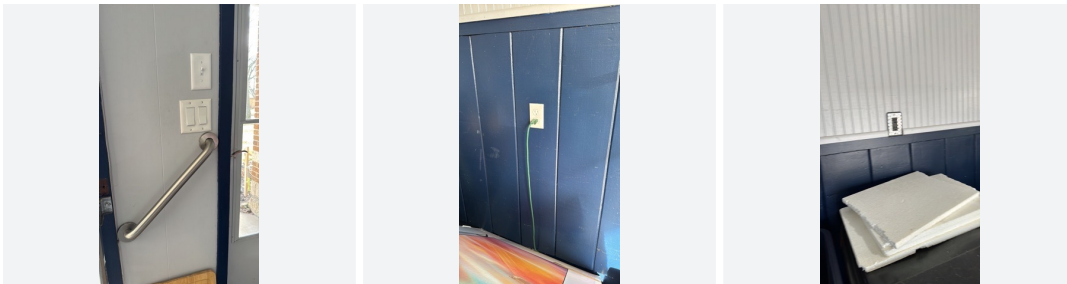
Garage floor

A time of inspection Garage floor is in excellent shape with coda epoxy paint

4.6 ELECTRICAL

DESCRIPTION: 110 volts

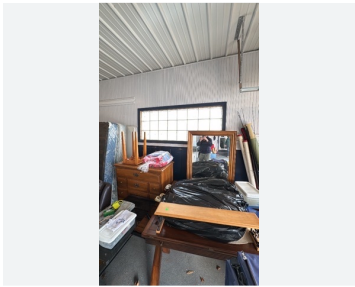
MEDIA:



4.7 WINDOWS

DESCRIPTION: Glass blocks

MEDIA:



5. Structure

5.1 TYPE

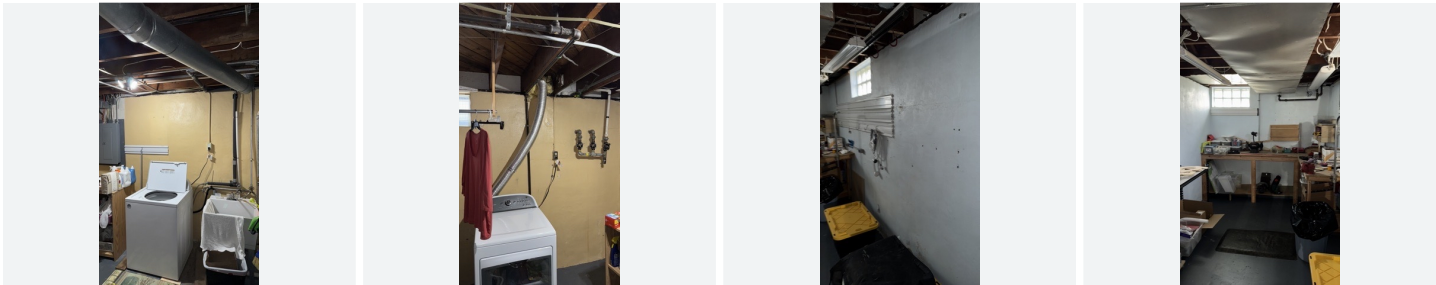
DESCRIPTION: Masonry

5.2 FOUNDATION

DESCRIPTION: Poured

LOCATION: Basement

MEDIA:



COMMENTS:

The foundation areas were not fully accessible and portions were not inspected

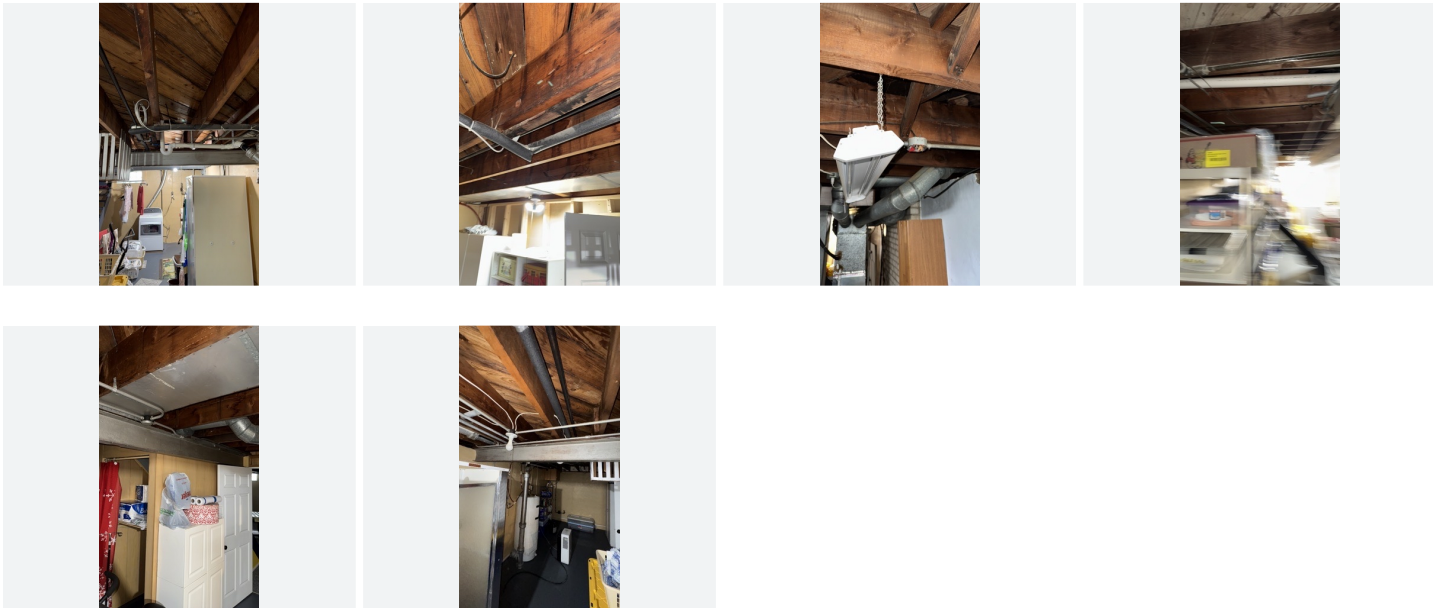
Foundation in basement

At time of inspection visible foundation appears to be in great shape. All cracks and leaks have been dealt with and sealed.

5.3 BEAMS

DESCRIPTION: Solid wood, Steel I-Beam

MEDIA:



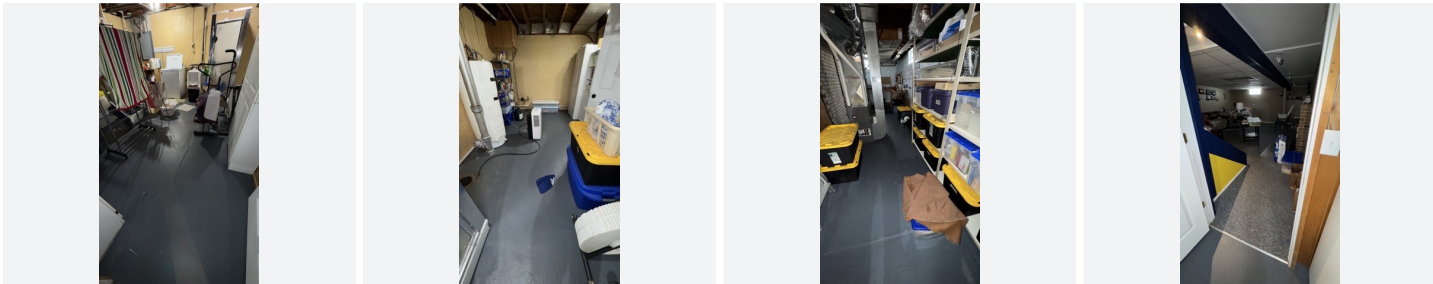
COMMENTS:

Beam in basement
Recommend that a beam that has been patched together in basement be inspected by a structural engineer.

5.4 FLOOR/SLAB

DESCRIPTION: Concrete

MEDIA:



COMMENTS:

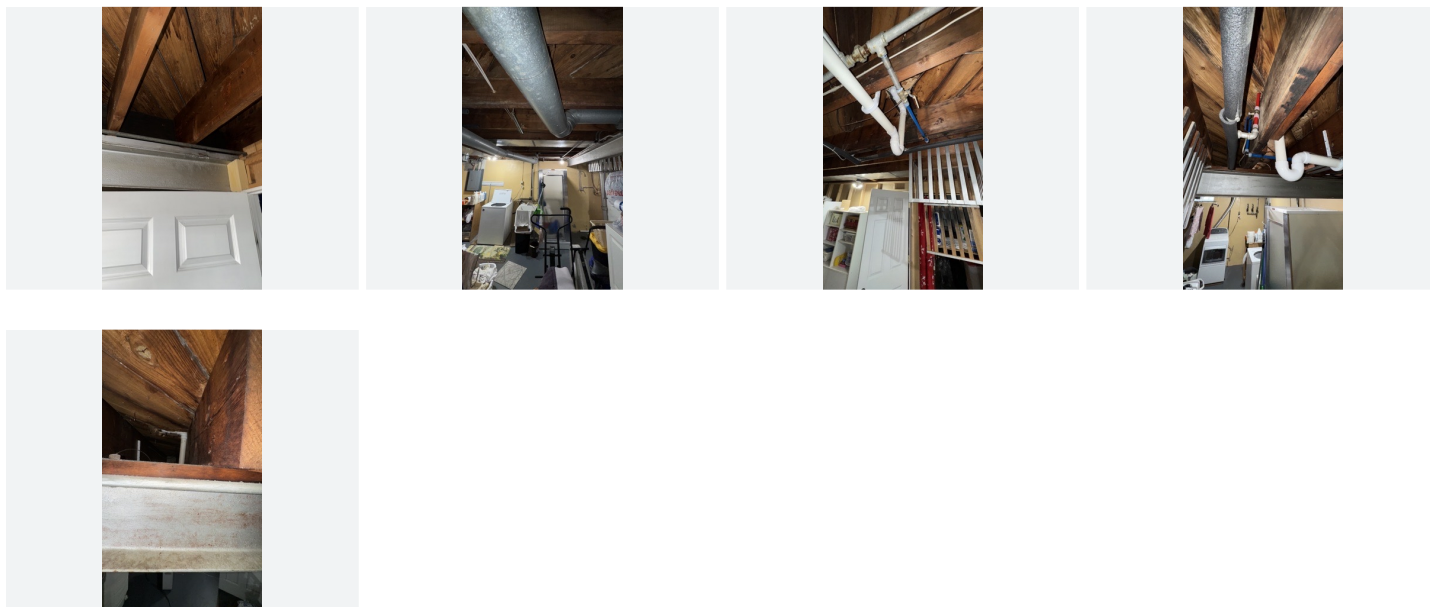
☒ Inspected

Partial slab covered
Floor covering(s) prevents view of slab. Half of the basement is covered with carpet can't view the slab underneath it. Inspected the other half and it appears to be in good shape during inspection no visible cracks and foundation or slab.

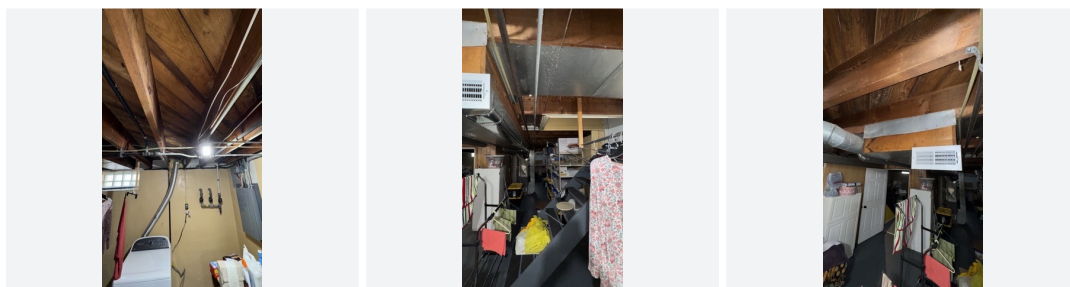
5.5 JOISTS/TRUSSES

DESCRIPTION: 2 x 10

MEDIA:

**COMMENTS:**

Finishes block visual inspection of joist(s)/truss(es)



5.6 BEARING WALLS

DESCRIPTION: Block

COMMENTS:

Framing is not accessible for inspection

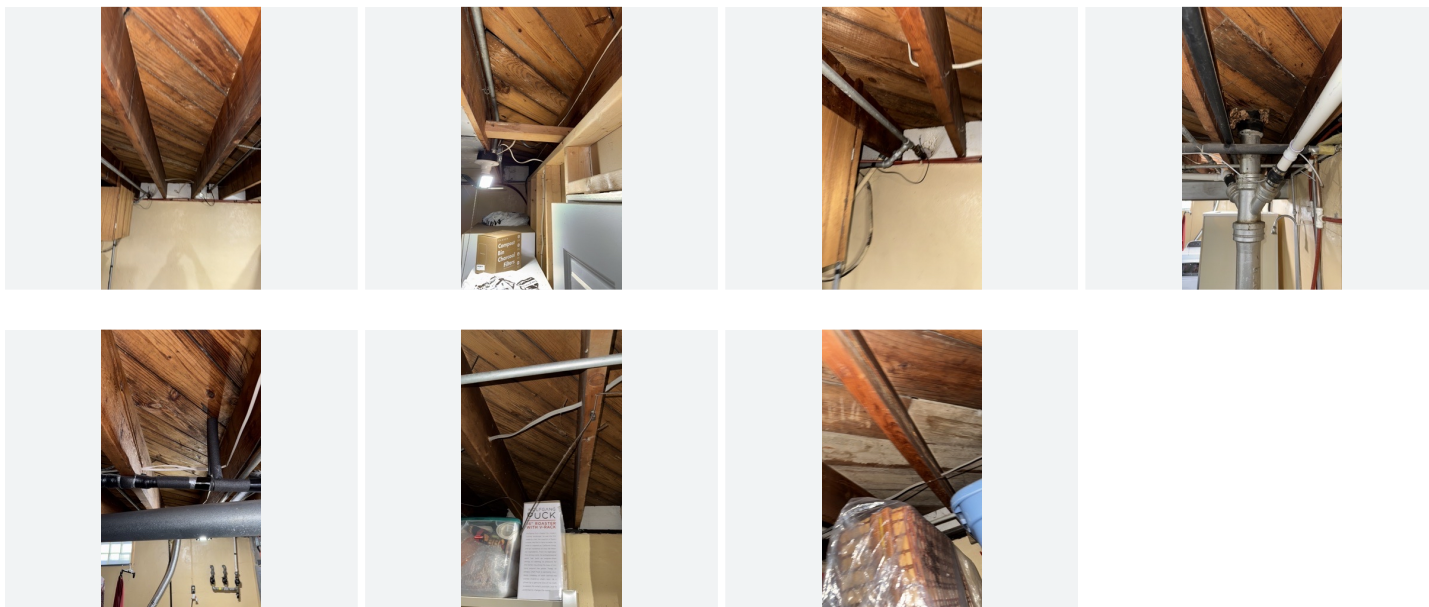
5.7 SUBFLOOR

DESCRIPTION: Dimensional wood

COMMENTS:

Subfloor

Inspected accessible subfloor from basement and noticed that subfloor is in good shape is a one by six pine slat floor on a 45° angle underneath hardwood floors.



6. Electrical

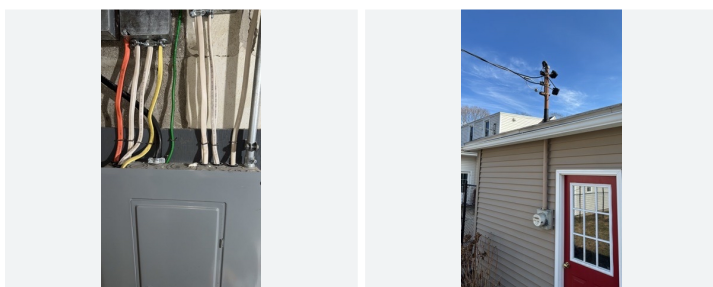
6.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 110 VAC, 100 amps

GROUND: Plumbing and rod in ground

MEDIA:

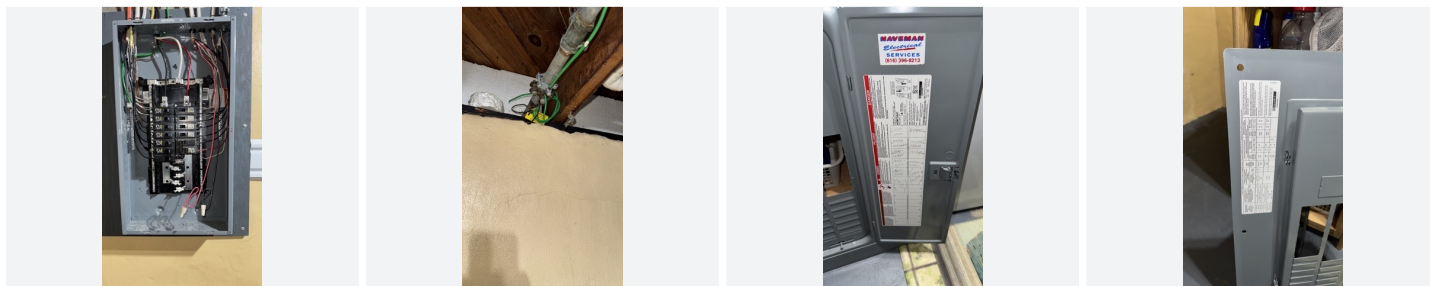


6.2 MAIN PANEL

DESCRIPTION: Square D

CAPACITY: 100 amps

MEDIA:

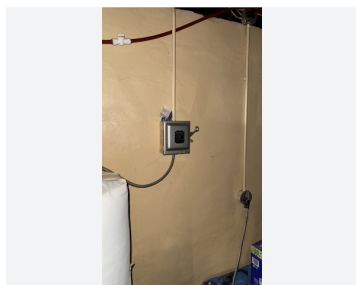


6.3 SUB PANEL

DESCRIPTION: Square D

CAPACITY: 100 amps

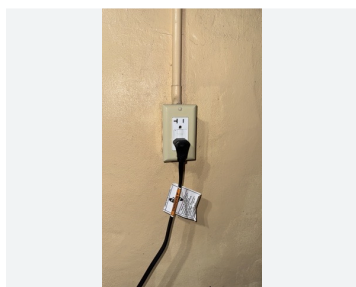
MEDIA:



6.4 GFCI/AFCI

DESCRIPTION: Kitchen, Bathroom(s), Basement, Garage, AFCI not present

MEDIA:



COMMENTS:

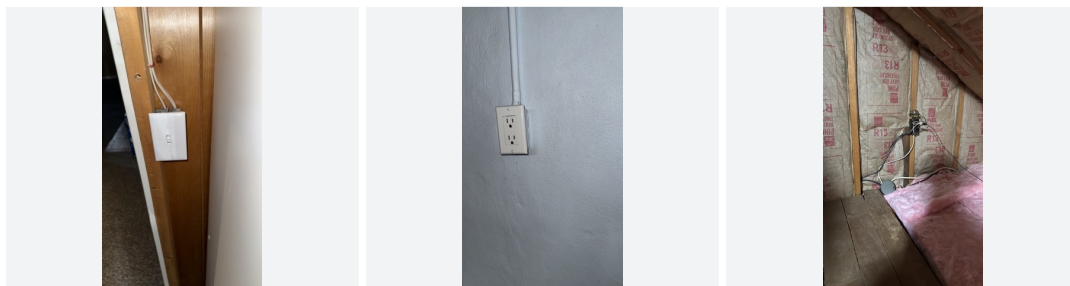
GFCI

GFCI is present in basement bathroom and garage. All tested well during inspection.

6.5 BRANCH CIRCUITS

DESCRIPTION: Copper

MEDIA:

**COMMENTS:**

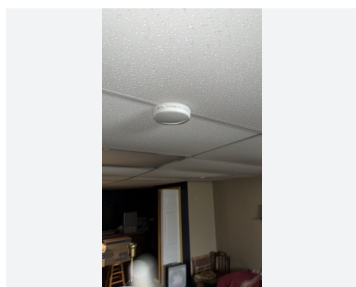
 Recommendation

Missing covers

Cover(s) missing from box(es) Need replacing.

6.6 SMOKE DETECTORS

DESCRIPTION: Hard wired with battery back up

MEDIA:**COMMENTS:****Smoke detectors**

during time of inspection, Smoke detectors function well during test

6.7 CARBON MONOXIDE DETECTORS

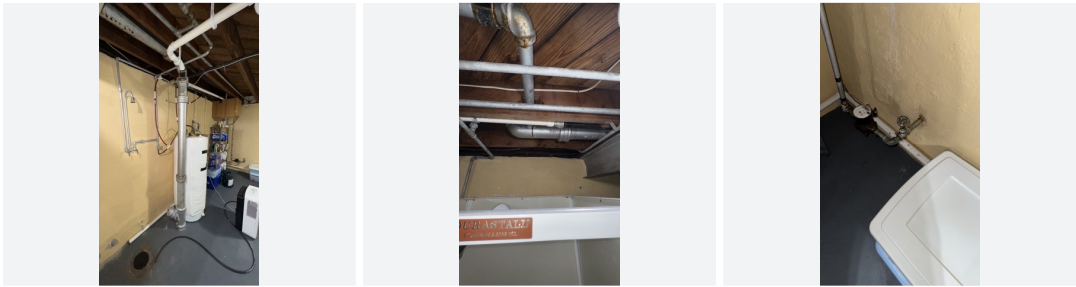
DESCRIPTION: Battery operated

7. Plumbing

7.1 SERVICE LINE

DESCRIPTION: Galvanized

MEDIA:



7.2 MAIN WATER SHUTOFF

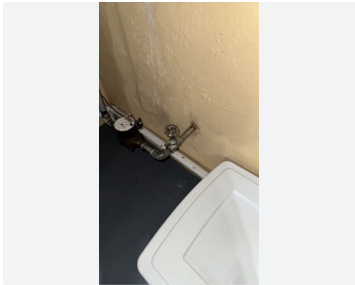
DESCRIPTION: Basement

COMMENTS:

☒ Inspected

The valve was not operated during the inspection

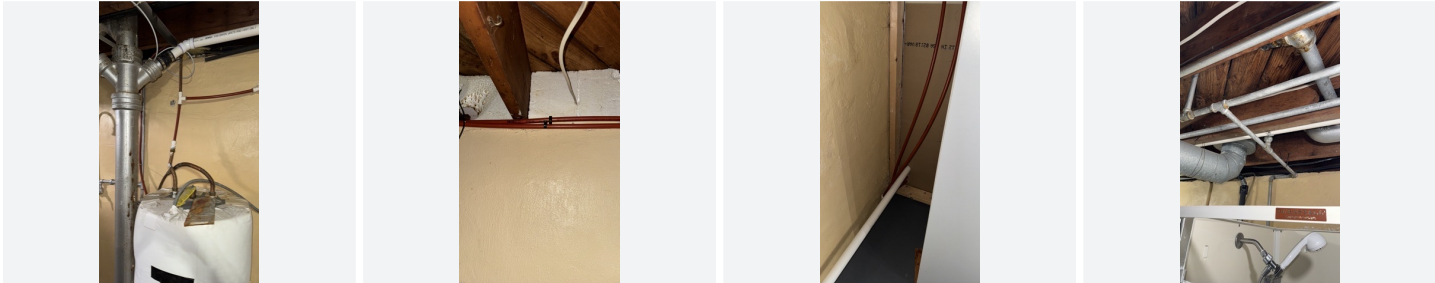
Location - Basement

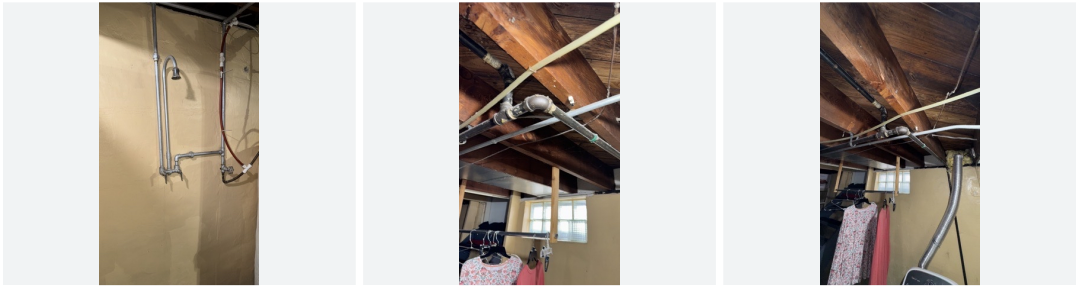


7.3 WATER LINES

DESCRIPTION: PEX, Galvanized

MEDIA:





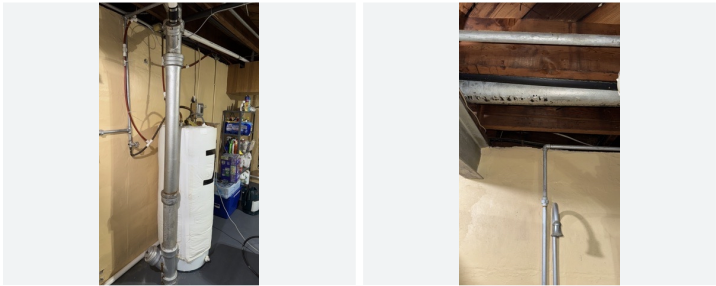
7.4 DRAIN PIPES

DESCRIPTION: PVC, Cast iron

COMMENTS:

☒ Inspected

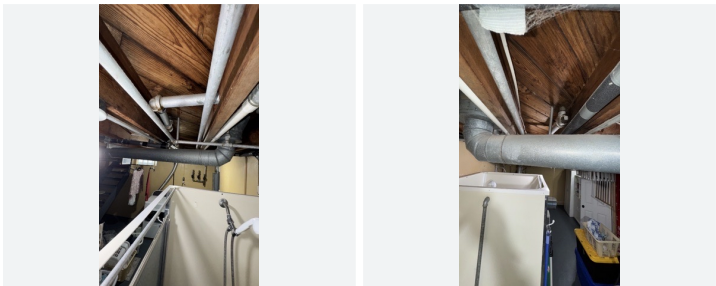
Finishes block visual inspection of drain/sewer lines



7.5 VENT PIPES

DESCRIPTION: Cast iron

MEDIA:



COMMENTS:

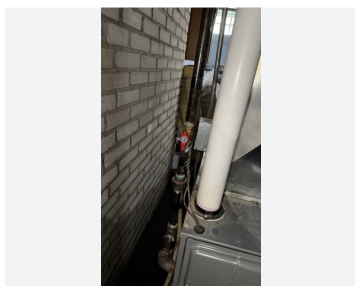
Vent pipes

At time of inspection vent pipes to appear to be working as they should.

7.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

MEDIA:



7.7 WATER HEATER

DESCRIPTION: Tank

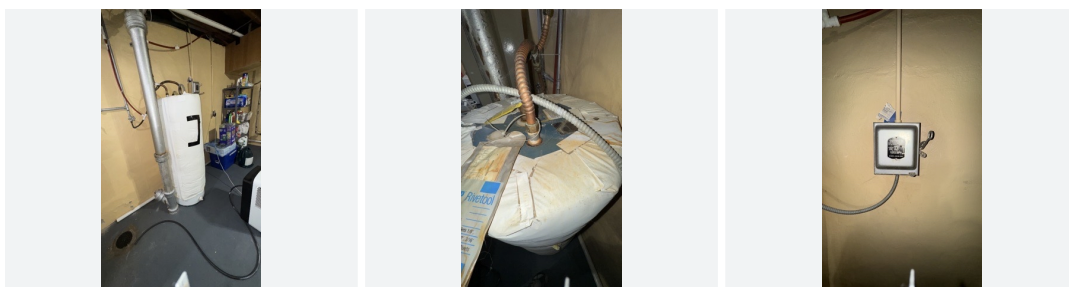
MANUFACTURER: Unknown

CAPACITY: 50 gal

FUEL: Natural gas

LOCATION: Basement

MEDIA:



COMMENTS:

TPR valve

At time of inspection, TBR valve could not be tested because drain pipe was not attached that would drain to the floor drain

8. Attic

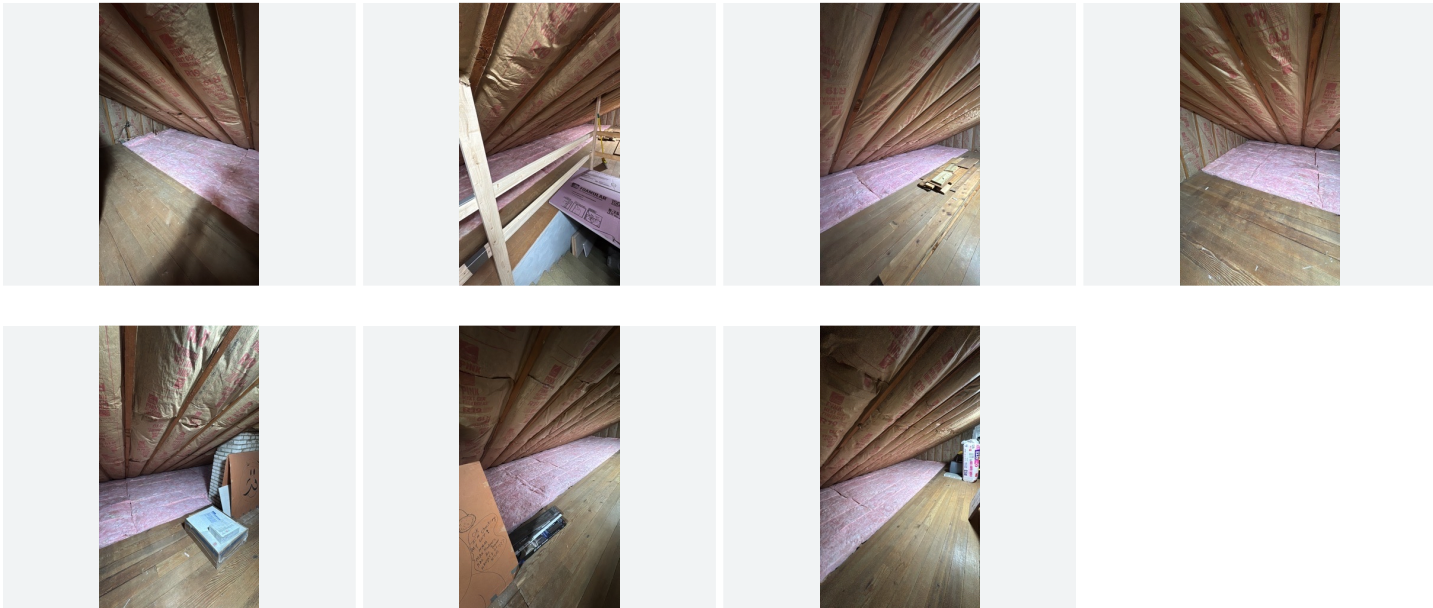
8.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

ATTIC ACCESS: Stairs

UNABLE TO INSPECT: 100%

MEDIA:



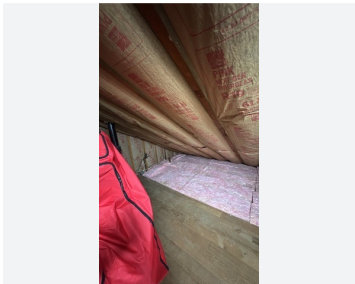
COMMENTS:

Stair rails
attic stairs in need handrails installed.

8.2 ROOF FRAMING

DESCRIPTION: 2 x 12

MEDIA:

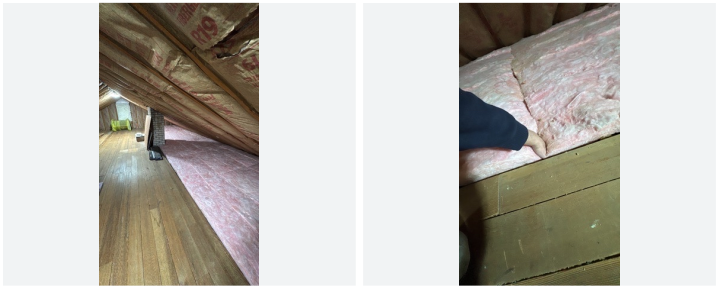


8.3 INSULATION

DESCRIPTION: Fiberglass, Batts

DEPTH: 8 inches

MEDIA:



8.4 VENTILATION

DESCRIPTION: Soffit

COMMENTS:

Vent(s) was covered or blocked

Recommendation

Soffit vent(s) was not visible and could be covered or blocked. Recommend investigation to determine if adequate air flow is possible.

8.5 MOISTURE PENETRATION

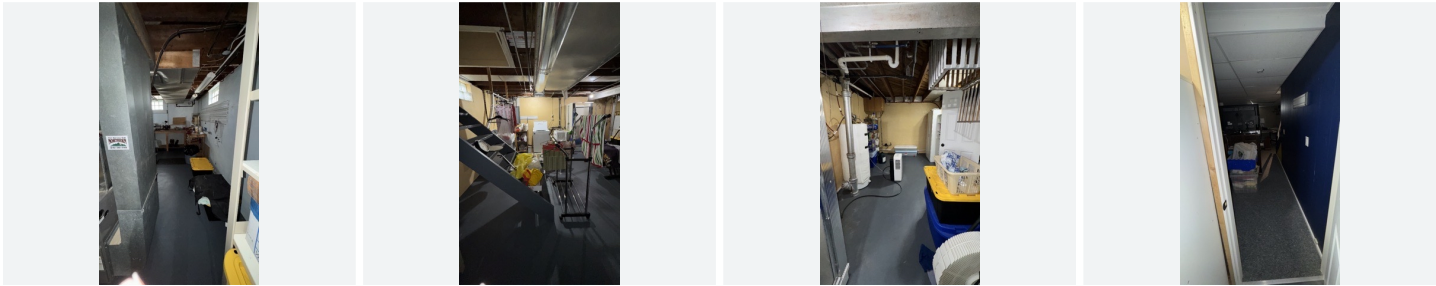
DESCRIPTION: None noted

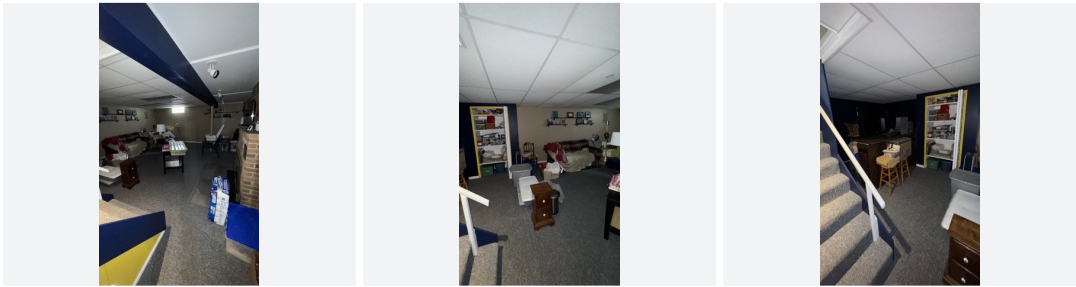
9. Basement

9.1 TYPE

DESCRIPTION: Partially finished

MEDIA:





COMMENTS:

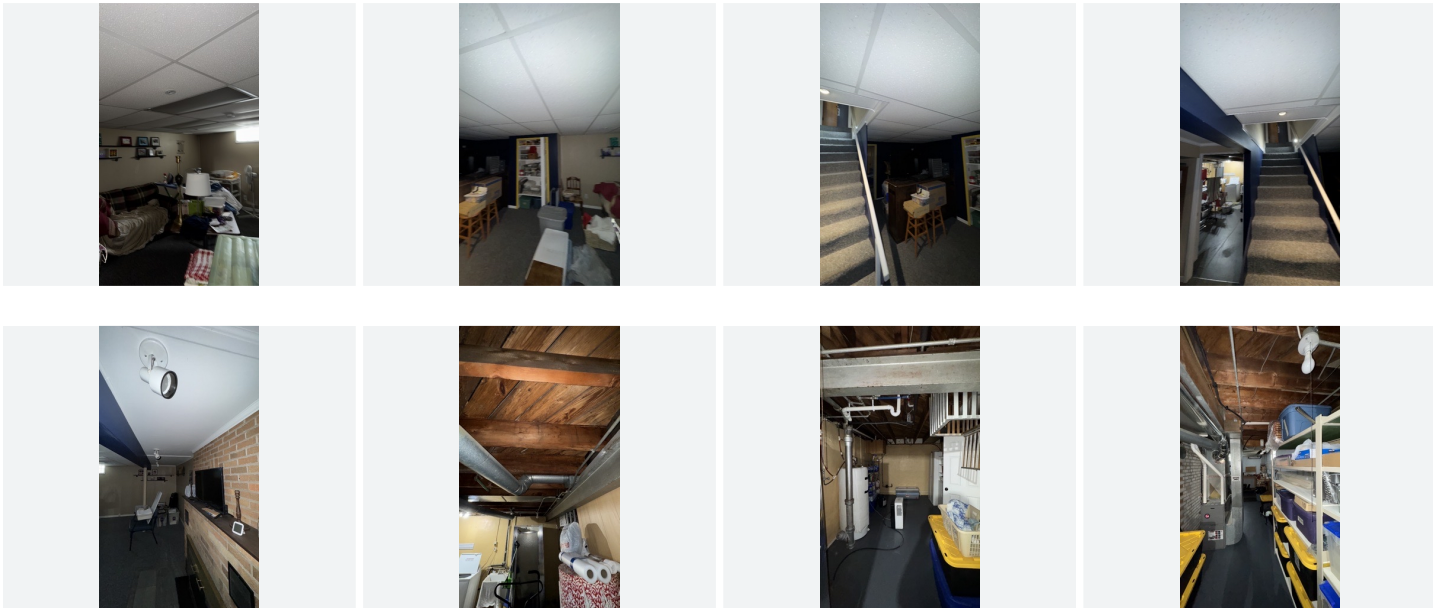
☒ Inspected

Finishes block a complete visual inspection of insulation

9.2 CEILING

DESCRIPTION: Suspended ceiling, Exposed framing

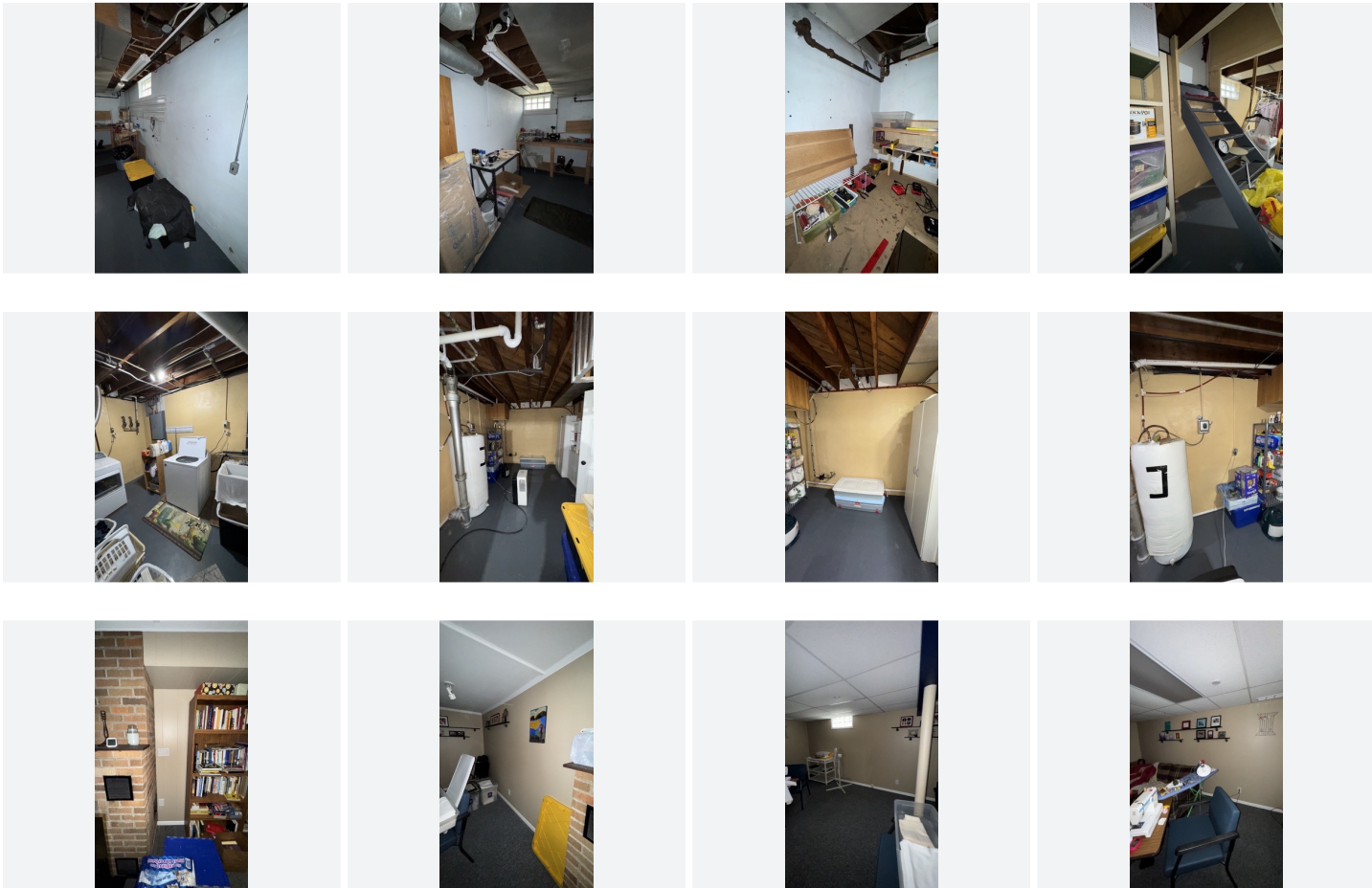
MEDIA:



9.3 WALLS

DESCRIPTION: Drywall, Paneling, Block

MEDIA:



COMMENTS:

Basement walls

Basement walls all appear to be in good shape. Unfinished parts of basement walls are painted and cracks are sealed drywall and paneling areas as well are in good shape at time of inspection

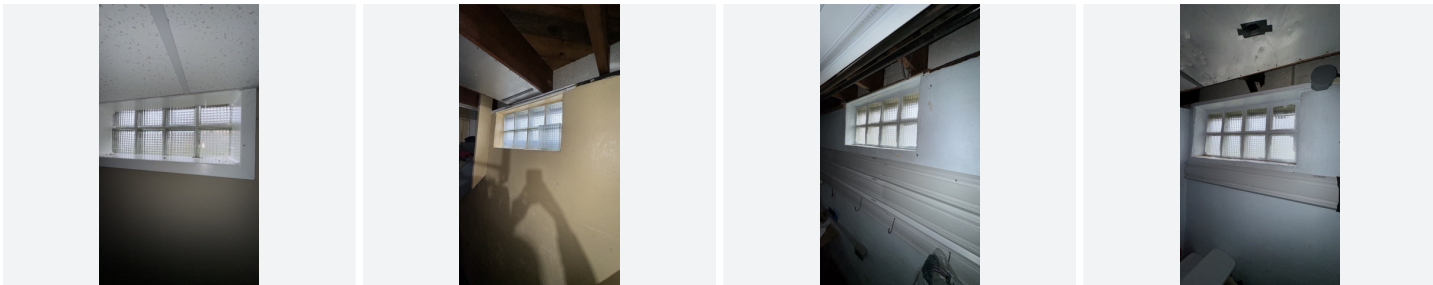
9.4 WINDOWS

DESCRIPTION: Glass block

COMMENTS:

☒ Inspected

Will not open



9.5 FLOORS

DESCRIPTION: Concrete, Carpet

COMMENTS:

Typical wear

Basement floors

At time of inspection basement floors are in great shape. No visible cracks or cracks that have been repaired although the floor is painted, it would be potentially obvious if there had been any cracks repaired.

9.6 FLOOR DRAIN

DESCRIPTION: Surface drain

COMMENTS:

☒ Inspected

Floor drain

At time of inspection poured water down drain and no issues with water drainage.

9.7 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

COMMENTS:

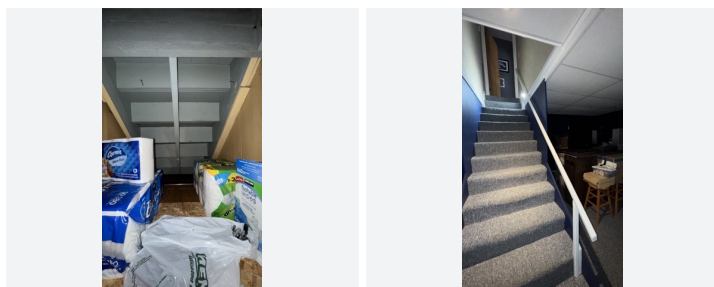
Basement electrical

At time of inspection all basement electrical appeared to be up to code and Properly installed and functioning correctly.

9.8 BASEMENT STAIRS/RAILINGS

DESCRIPTION: Wood stair(s), Wood handrail(s)

MEDIA:



COMMENTS:

- Maintenance
- Recommendation

Basement handrail

Basement handrail at bottom of stairs seems to be not properly attached and has a fair amount of flex at the main post that is to be secured into the stairs. Recommend that fasteners and a better type of post be installed to secure the rail.

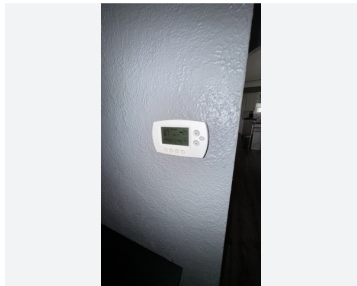
10. Heating/Cooling

10.1 THERMOSTAT(S)

DESCRIPTION: Individual, Programmable

LOCATION: Living room

MEDIA:



COMMENTS:

Secure thermostat to wall

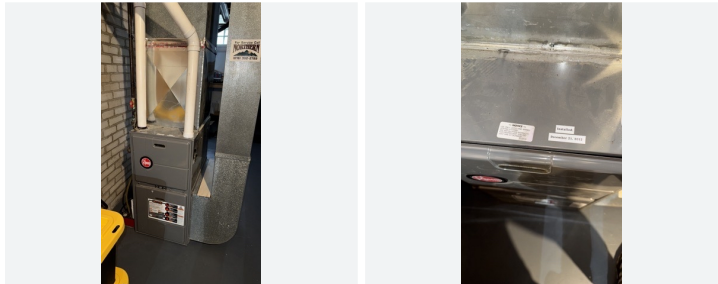
10.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Rheem

FUEL TYPE: Natural gas

MEDIA:



COMMENTS:

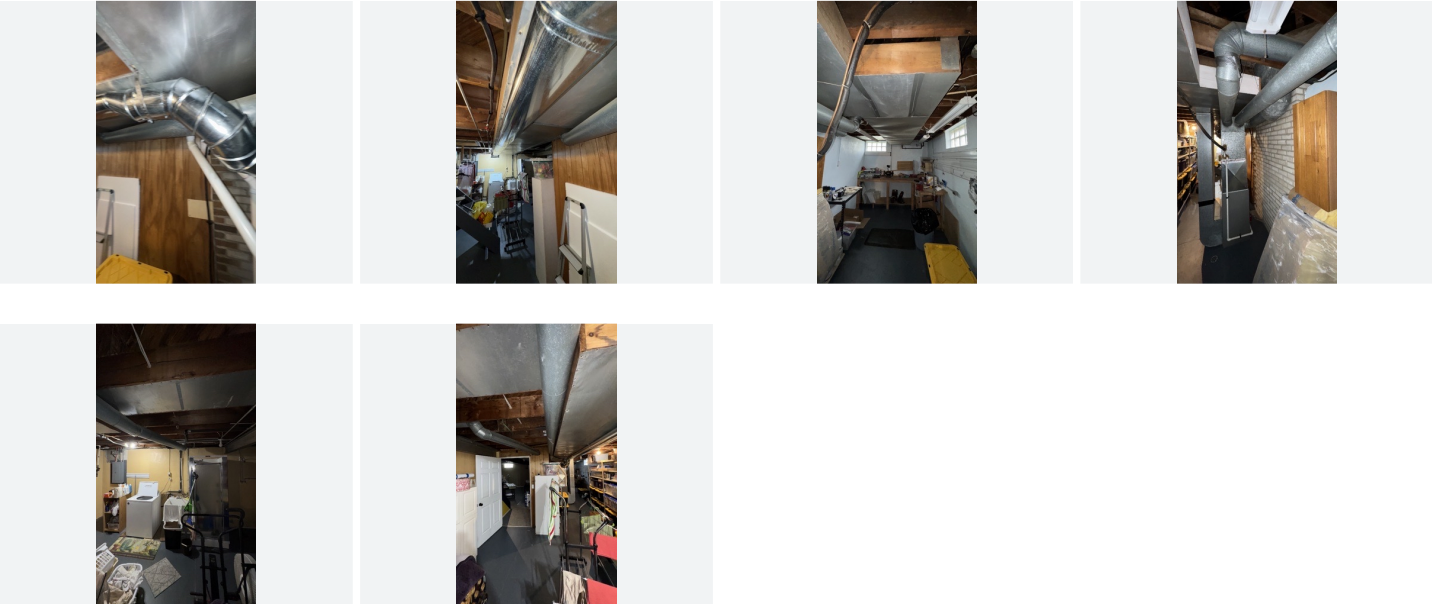
Filter door

At time of inspection, the filter door was missing and a piece of thin plywood was covering the filter trap door. Recommend that a filter door to be attached to keep the airflow, consistent and controlled.

10.3 DISTRIBUTION

DESCRIPTION: Metal duct

MEDIA:



10.4 CONTROLS

DESCRIPTION: Service disconnect switch

COMMENTS:

☒ Inspected

Only the thermostat is tested. Safety controls are beyond the scope of the inspection.

10.5 COOLING SYSTEM

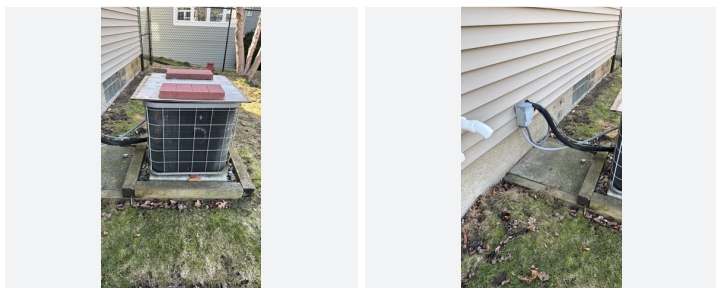
DESCRIPTION: Central A/C

MANUFACTURER: Unknown

FUEL TYPE: 110 VAC

CAPACITY: Unknown

MEDIA:



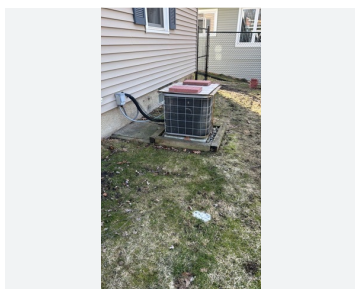
COMMENTS:

Unable to test due to season/exterior temperature

10.6 EXTERIOR UNIT

DESCRIPTION: Pad mounted

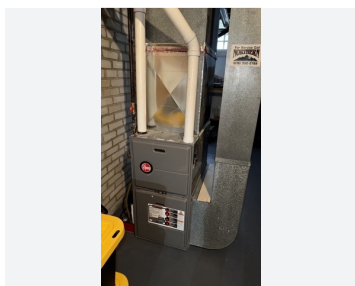
MEDIA:



10.7 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

MEDIA:



11. Bathroom

11.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

COMMENTS:

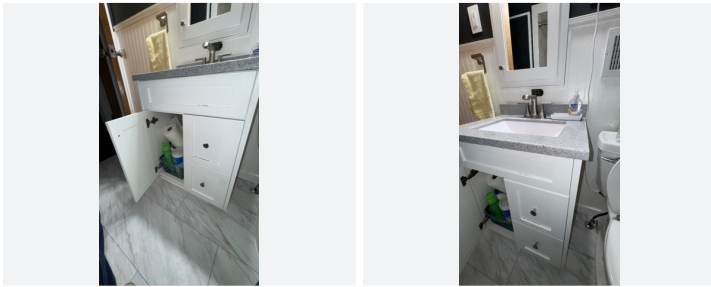
Bathroom electrical

At time of inspection all bathroom electrical worked correctly, even older fan or it correctly

11.2 COUNTER/CABINET

DESCRIPTION: Laminate, Wood

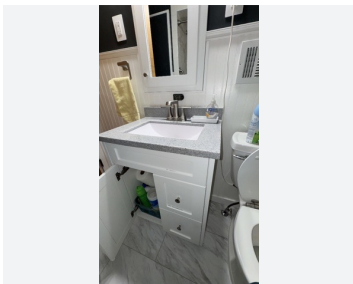
MEDIA:



11.3 SINK/BASIN

DESCRIPTION: Single

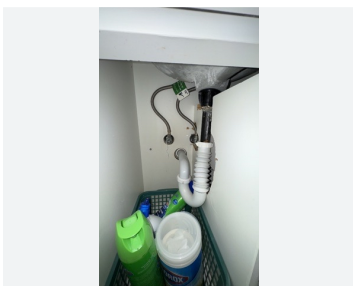
MEDIA:



11.4 FAUCETS/TRAPS

DESCRIPTION: Phifster

MEDIA:



COMMENTS:

Fixture(s) was operated and appeared functional at the time of inspection

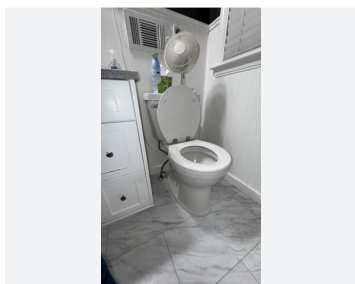
Bathroom plumbing

Tested sinks, toilets and shower. There were no visible drips or leaked juice with the faucet handles or drains. Check P-trap no drain issues checked underneath the bathtub in basement and no drain issues underneath and checked drain underneath toilet in basement and no visible leaks.

11.5 TOILETS

DESCRIPTION: 1.6 gallon tank, American Standard

MEDIA:



COMMENTS:

Toilet

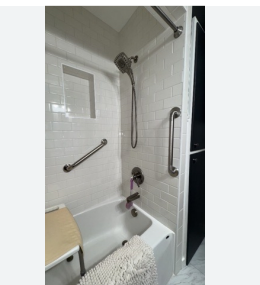
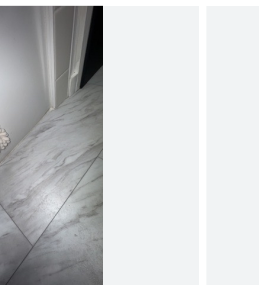
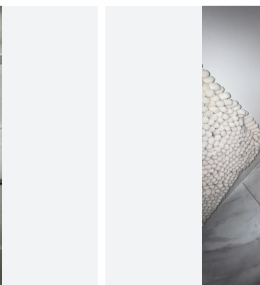
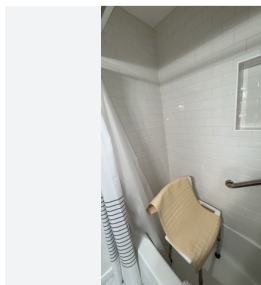
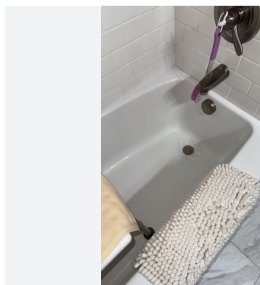
Toilet runs as should at time of inspection is not loose at the base does have caulk around the majority of it except for the back of it to expose any sort of leak if there was a leak underneath.

11.6 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Tile surround

COMMENTS:

Caulk edge(s) of tub/surround



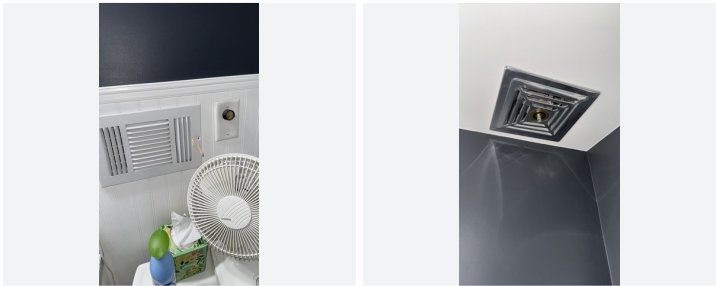
Bathtub and shower

bathtub and shower appear to be relatively new. Handles installed for entrance and exit drain appears to be working correctly. Water pressure appears to be working correctly and drain holds water.

11.7 VENTILATION

DESCRIPTION: Electric fan, Window

MEDIA:



COMMENTS:

☒ Inspected ☐ Maintenance

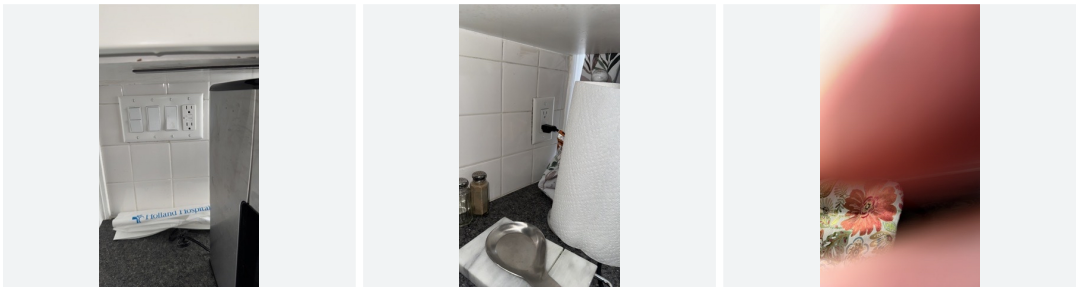
Fan is noisy

12. Kitchen

12.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

MEDIA:



COMMENTS:

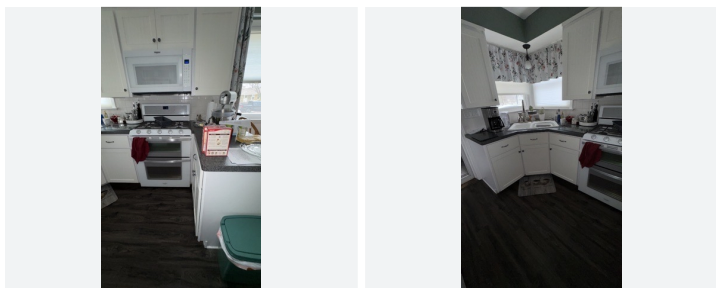
Kitchen electric

All kitchen electrical appear to be working as should be during inspection. Tested all outlets all switch switches and ran microwave.

12.2 COUNTERTOPS

DESCRIPTION: Laminate

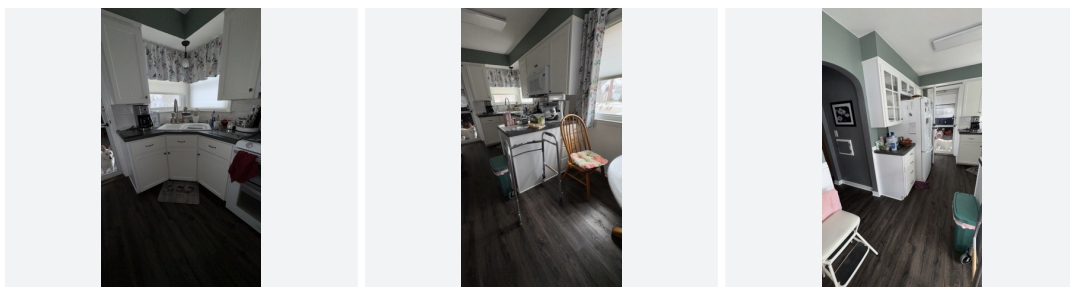
MEDIA:



12.3 CABINETS

DESCRIPTION: Wood

MEDIA:



12.4 SINK

DESCRIPTION: Double, Metal

COMMENTS:

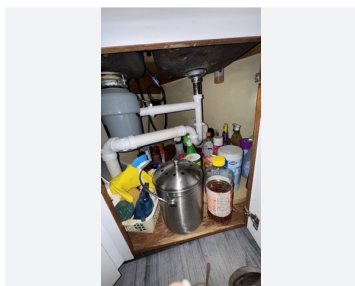
Kitchen sink

Kitchen sink is in good working condition. No leaky faucets no leaks underneath the plumbing. P-trap is installed correctly and working correctly.

12.5 PLUMBING/FIXTURES

DESCRIPTION: PVC

MEDIA:

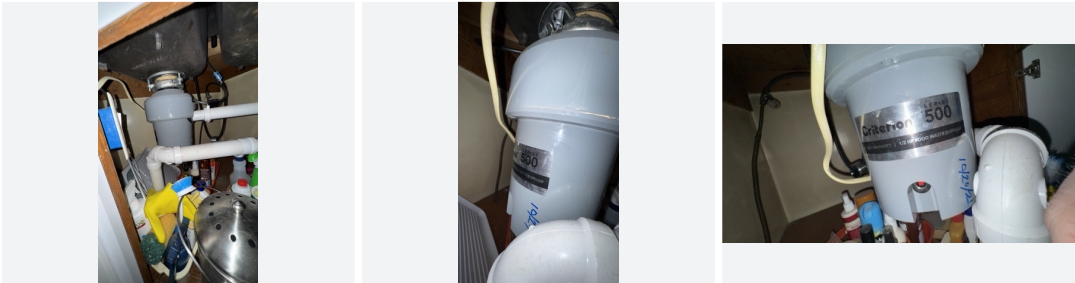


COMMENTS:

Fixture(s) was operated and appeared functional at the time of inspection

12.6 DISPOSAL

MEDIA:



COMMENTS:

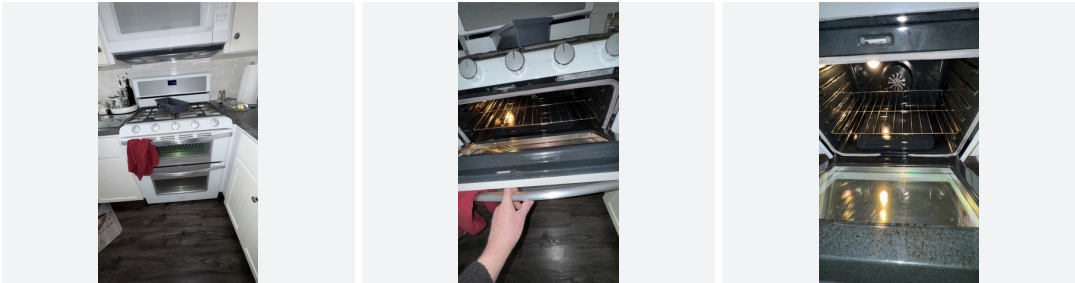
Appeared functional at the time of the inspection

12.7 RANGE/OVEN

DESCRIPTION: Whirlpool

FUEL SOURCE: Gas

MEDIA:



COMMENTS:

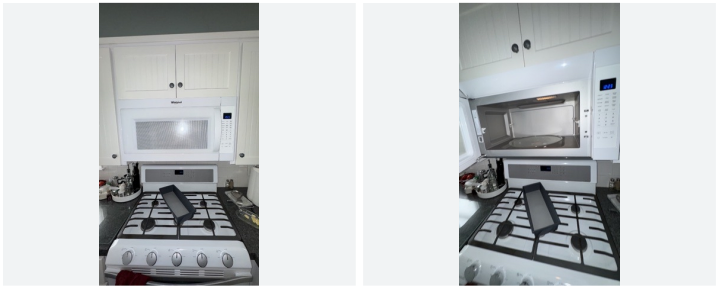
☒ Inspected

Appeared functional at the time of the inspection

12.8 MICROWAVE

DESCRIPTION: Whirlpool

MEDIA:



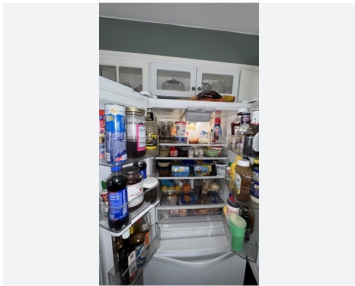
COMMENTS:

Appeared functional at the time of the inspection

12.9 REFRIGERATOR

DESCRIPTION: Whirpool

MEDIA:



COMMENTS:

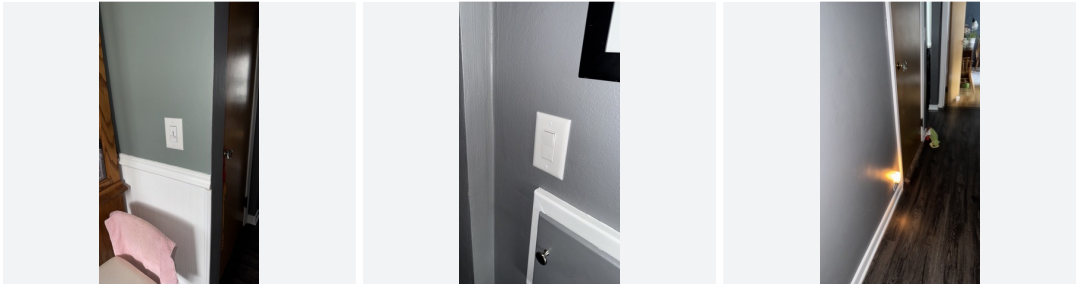
Appeared functional at the time of the inspection

13. Interior

13.1 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

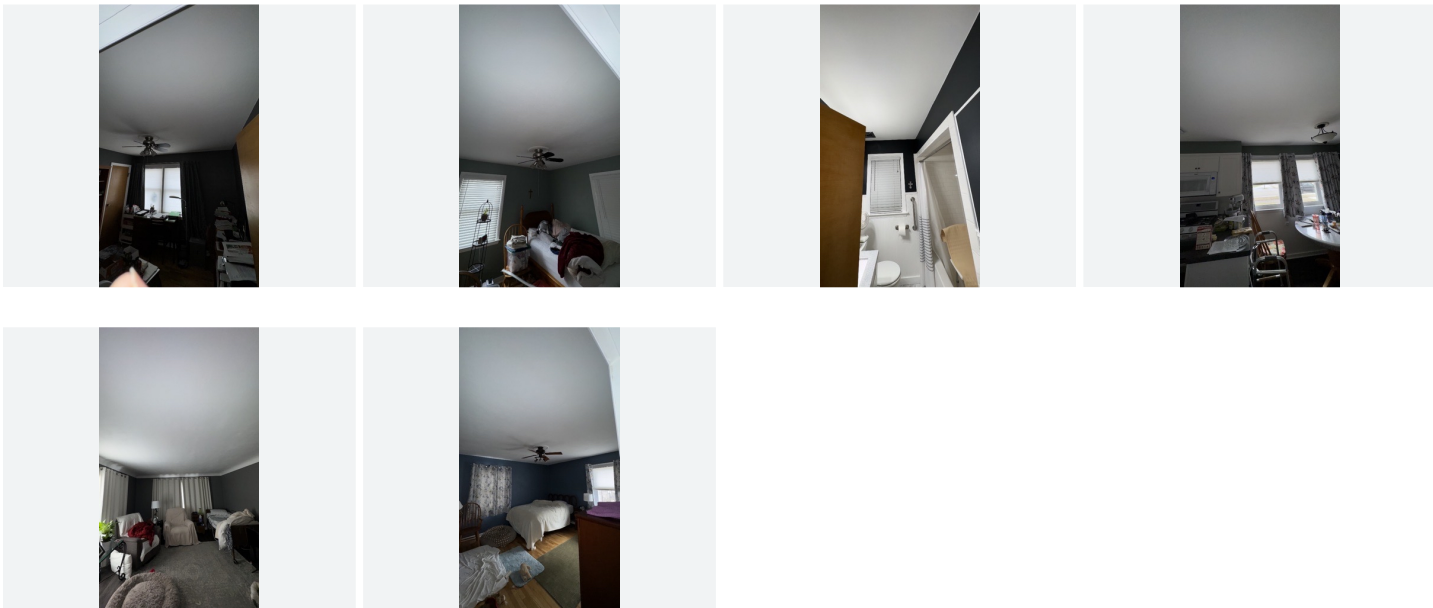
MEDIA:



13.2 CEILING

DESCRIPTION: Paint, Texture paint, Drywall

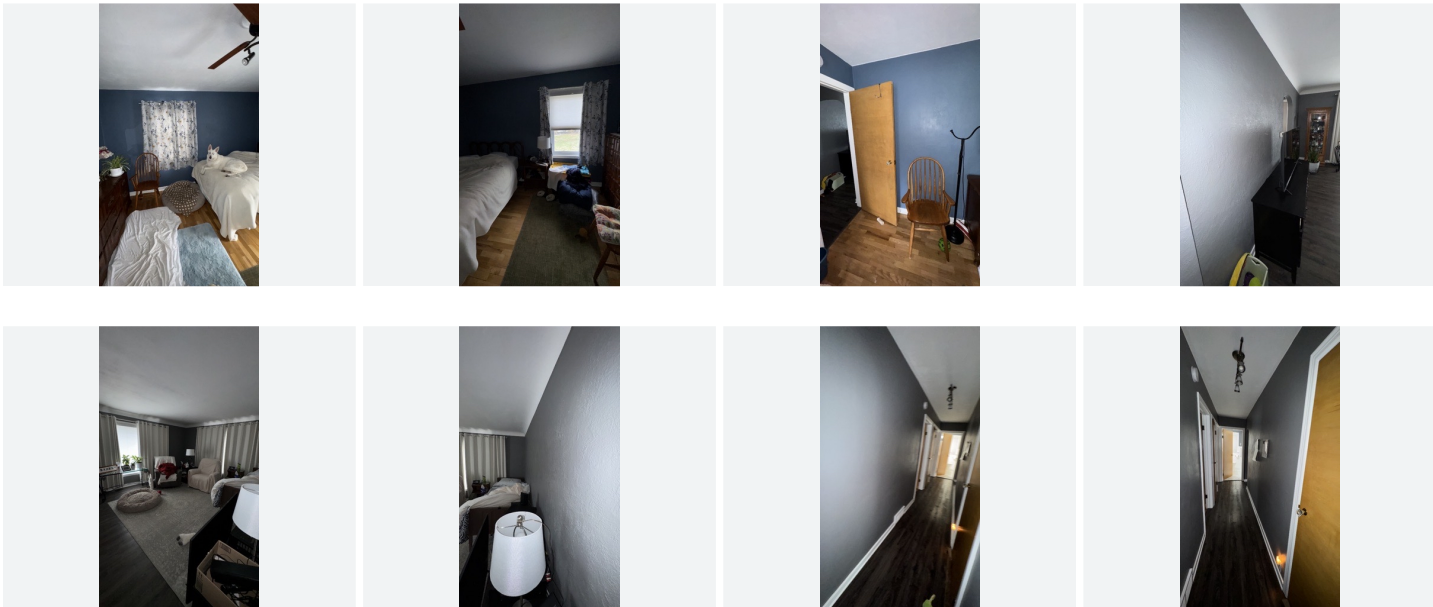
MEDIA:

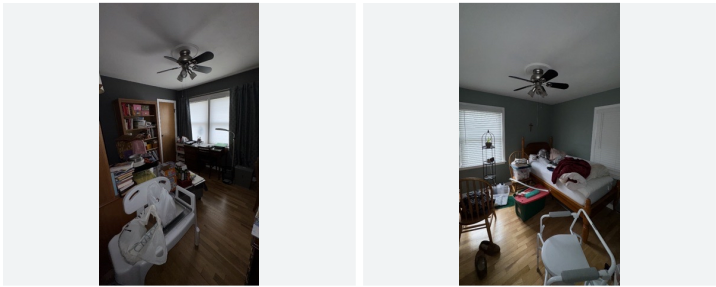


13.3 WALLS

DESCRIPTION: Paint, Drywall, Textured paint

MEDIA:

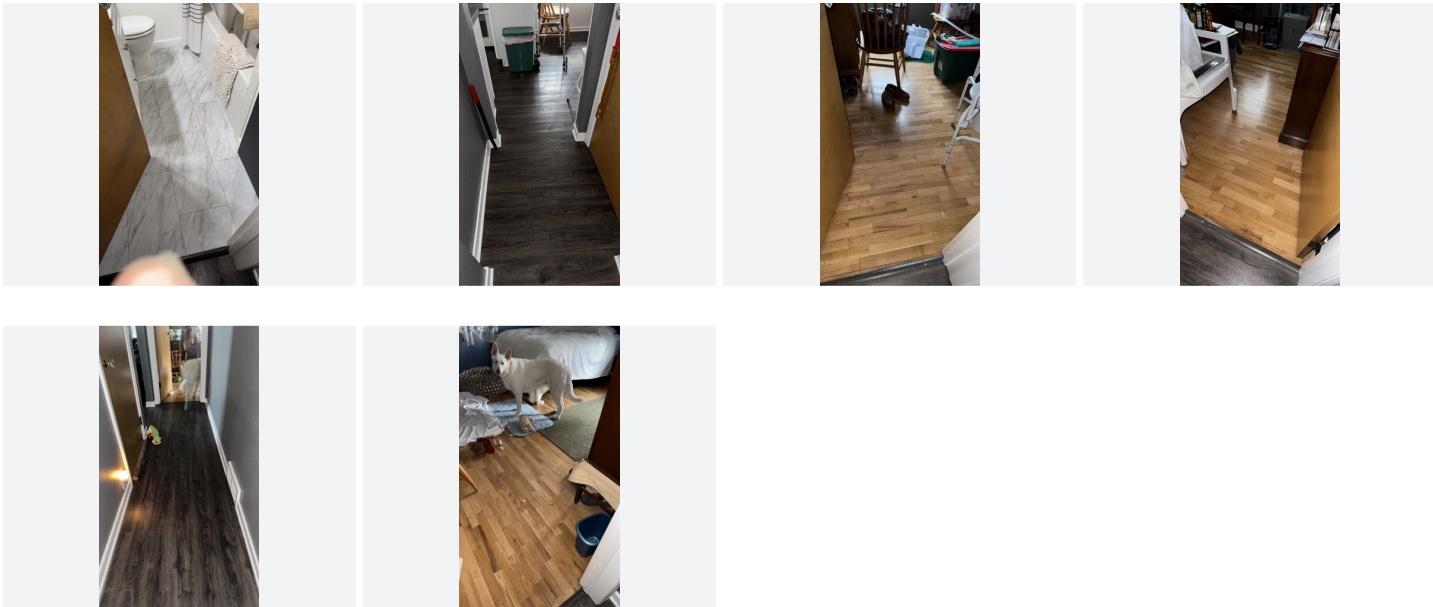




13.4 FLOOR

DESCRIPTION: Hardwood, Laminate, Tile

MEDIA:



COMMENTS:

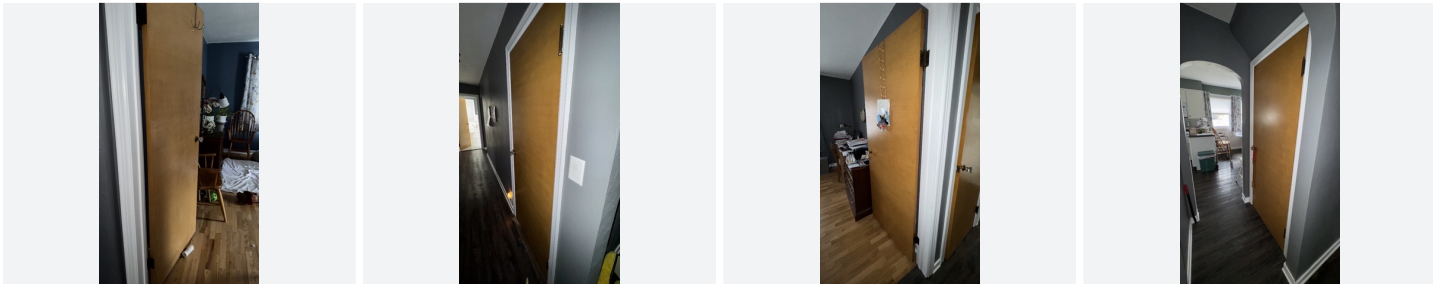
☒ Inspected

Uneven floor typical for a home of this age

13.5 DOORS

DESCRIPTION: Hollow wood, Solid wood

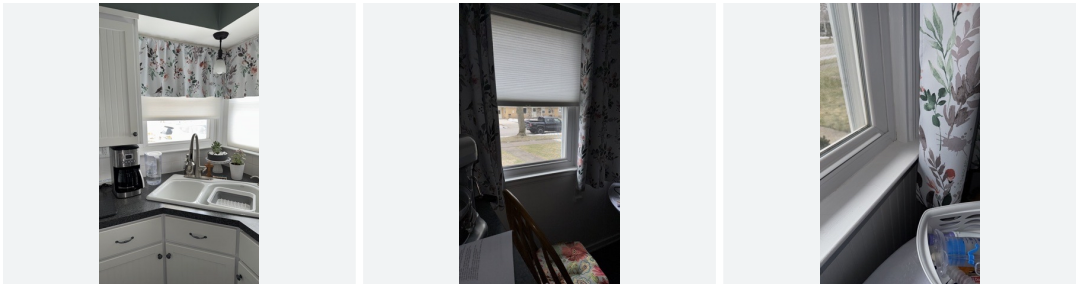
MEDIA:



13.6 WINDOWS

DESCRIPTION: Vinyl, Double hung, Single hung, Casement

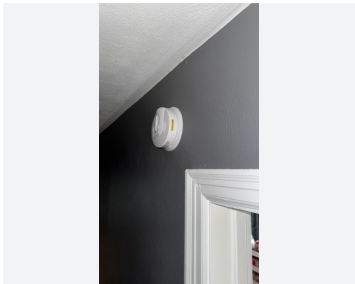
MEDIA:



13.7 SMOKE DETECTOR

DESCRIPTION: Hard wired with battery back up

MEDIA:



13.8 CARBON MONOXIDE DETECTOR

DESCRIPTION: Battery operated

14. Laundry

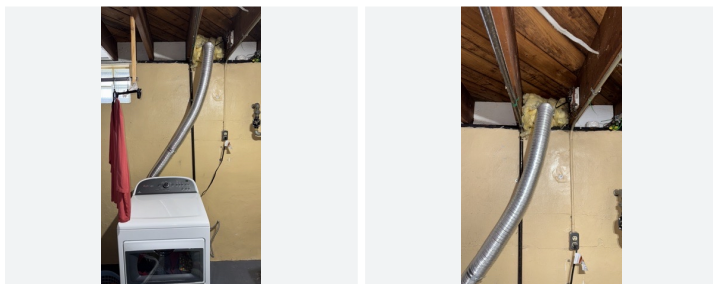
14.1 LOCATION

DESCRIPTION: Basement

14.2 DRYER VENT

DESCRIPTION: Metal flex

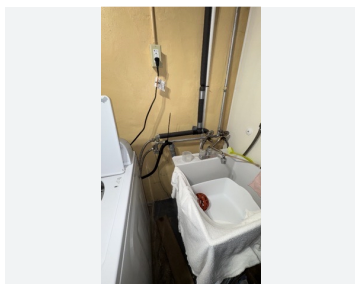
MEDIA:



14.3 WASHER HOSE BIB

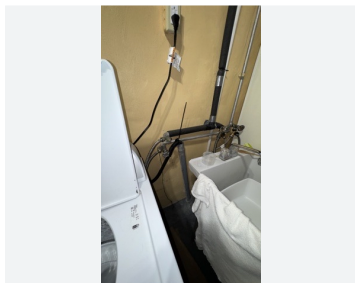
DESCRIPTION: Rotary

MEDIA:



14.4 WASHER DRAIN

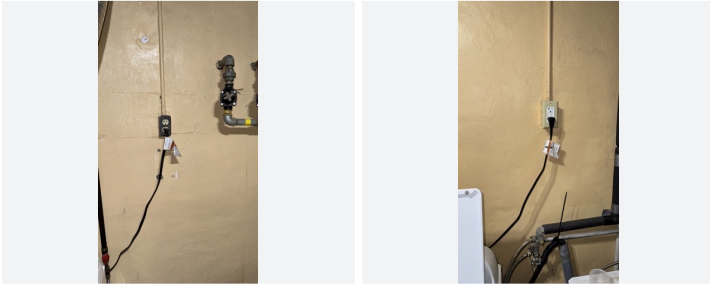
MEDIA:



14.5 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

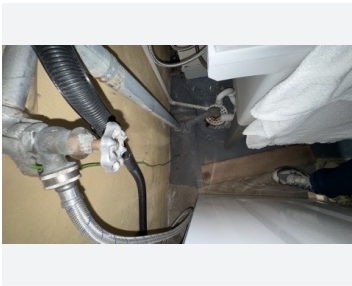
MEDIA:



14.6 FLOOR DRAIN/PAN

DESCRIPTION: Surface drain

MEDIA:



Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.