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GENERAL INFO

Property Address 9892 Sample Lane Indianapolis IN 46250

Customer(s)

Date of Inspection 4/6/2022

Time of Inspection

01:30 PM

Report ID Sample-B1

Real Estate Agent

Q INSPECTION DETAILS

TYPE OF INSPECTION: Pre-Inspection

STATUS OF HOME: Occupied

PEOPLE PRESENT: Owner **DESCRIPTION OF HOME:** Single Family

STYLE OF HOME: Two Story

APPROX. TEMPERATURE: 50 F EST. AGE OF HOME: 25+ years

WEATHER CONDITIONS: Cloudy, Light Rain, Recent Rainfall

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

SATISFACTORY (S) – The component or system was functional at the time of inspection, was in working or operating order, and its condition was at least adequate for its minimum required function. Some routine maintenance may be required.

FAIR (F) – The component or system was functional at time of inspection but requires repair, replacement or other remedial work due to its age, condition, lack of maintenance, or other factors. Have the component or system regularly evaluated and anticipate future needs.

POOR (P) – The component or system requires immediate repair, replacement, or other remedial work, including evaluation and/or servicing by a qualified contractor.

NOT APPLICABLE (NA) – The component or system was not present, was not observed, was outside the scope of the inspection, and/or was not inspected due to other factors, indicated or otherwise, at the time of the inspection.

NOT INSPECTED (NI) – The component or system was disconnected or did not have power, was not readily visible or accessible, exhibited unusual or unsafe conditions for inspection, was outside scope of the inspection,

and/or was not inspected due to other factors, indicated or otherwise, at the time of the inspection. Further evaluation by a qualified inspector or contractor may be required, prior to close. Any limitations that impeded inspection should be communicated and addressed, if applicable, prior to further evaluation.

Standards of Practice

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Code Requirements

Homes more than 5 years old may have areas that are not current in code requirements. Older homes cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Mold or Mold-Like Substances

This inspection was performed visually, and it was limited to visually accessible areas of the building at the time of the inspection. The assessment of mold or mold-like substances falls outside the scope of a standard home inspection. Mold or mold-like substances can be blocked from view and not found during inspection due to personal items or appliances and are out of view or not seen by the inspector. *The inspector is limited to visual access and this inspection is not all inclusive*.

If "Signs of Possible Mold" is noted, the building owner or buyer should be aware that this identification is not a

determination of the amount or its significance. Whether visible or not visible but hidden, there is a possibility that more mold or growth could exist in unseen areas. Perhaps only discovered after the inspection when personal belongings are removed revealing mold, or during remodeling, or further investigative inspections that may involve more sampling or dismantling and removal of building components.

🕈 1. ROOFING

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



🛠 STYLES & MATERIALS: ROOFING

ROOF STYLE:

Mixed Slope

DESIGN LIFE: 25 to 30 Years

MATERIAL: Dimensional Asphalt Shingles

INSPECTION METHOD: From Ground w/ Binoculars Walked On **ESTIMATED AGE:** 10 to 15 Years

SPECIAL LIMITATIONS: Design of Roof and/or House Weather Conditions

ITEMS: ROOFING

1.0 ROOF COVERING

(1) There are exposed nails on the ridge shingles, recommend repair by a qualified contractor to prevent further deterioration.





1.0 Item 2 (Picture)



1.0 Item 3 (Picture)

(2) Algae or fungus-like covering was observed on area of the roof. This condition is often most prevalent in shaded areas where moisture stays on the roof surface for an extended period. Minor conditions generally affect the roof's appearance only; however, heavy build-up can result in roof wear or damage. Professional cleaning may temporally reduce or eliminate conditions; however regular monitoring is advised. See note 1.1



(3) There are signs of previous repairs to the shingles around the chimney, recommend providing an explanation for repairs.



1.0 Item 5 (Picture)

1.1 EXPOSED FLASHING

📋 POOR

There are raised shingles and loose flashing between the garage and front porch roof, and signs of previous water intrusion inside the garage in this area. Recommend evaluation and repair by a qualified contractor to prevent water intrusion and further deterioration.





1.1 Item 1 (Picture)

1.1 Item 2 (Picture)

1.2 PLUMBING STACKS

SATISFACTORY

1.3 VENTILATION COVERS

SATISFACTORY

1.4 RAIN GUTTERS

🗂 FAIR

There was debris on the gutter screens at the time of the inspection, recommend periodic cleaning for proper function.



1.5 DOWNSPOUTS

(1) Several of the downspouts are discharging close to the foundation. To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains.







1.5 Item 1 (Picture)

1.5 Item 2 (Picture)

1.5 Item 3 (Picture)

(2) The downspout at the back right corner of the house has pulled loose up high, recommend repair to prevent further deterioration.



1.5 Item 4 (Picture)

(3) Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

1.6 FASCIA/SOFFITS

SATISFACTORY

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1 2. EXTERIOR ELEMENTS

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



🛠 STYLES & MATERIALS: EXTERIOR ELEMENTS

SIDING / WALL CLADDING: Brick Veneer Vinyl Lapped

SPECIAL LIMITATIONS: Weather Conditions Foundation Plantings Inaccessible Deck Understructure FRONT PORCH: Covered w/ Concrete Floor Front of House

CHIMNEYS/VENTS: Metal Chimney w/ Enclosure Rear of House

DECK:

Wood Frame Deck w/ Wood Flooring Rear of House

ITEMS: EXTERIOR ELEMENTS

2.0 CHIMNEY/VENT

SATISFACTORY

2.1 SIDING - BRICK VENEER

There are cracks in the mortar around the garage door, recommend repair to prevent water intrusion and further deterioration. See note 2.5



2.2 SIDING - VINYL LAPPED

🗂 FAIR

Any vegetation growing into the siding should be removed to help prevent damage.



2.3 WINDOWS

🗂 POOR

The older wooden window are showing signs of weathering on all sides of the house and water damage at the front. Recommend evaluation of all windows by a qualified contractor and caulking, painting, and repair as required to prevent further deterioration.



2.4 ENTRY DOORS

The rear laundry room door frame is showing signs of weathering, recommend painting to prevent further deterioration.



2.4 Item 1 (Picture)

2.5 FRONT PORCH

📋 POOR

(1) There are cracks in the brick around the front dining room window, at the right corner of the front porch, and at the front left corner of the porch foundation. The brick appears to be sitting on the front porch slab. Recommend evaluation by a qualified contractor to assess remedial needs and costs.





2.5 Item 3 (Picture)

(2) The trim boards on the front porch posts are showing signs of weathering, recommend caulking and painting to prevent further deterioration.



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)

2.6 DECK

There are boards on the rear steps that are cracked and bowing, repair/replace as required to prevent further deterioration.



2.6 Item 1 (Picture)

2.7 RAILINGS

⊘ SATISFACTORY

2.8 VENT COVERS

🗂 FAIR

There are gaps in the caulk at the intake vents on the chimney, recommend repair to prevent water intrusion.



2.8 Item 1 (Picture)

2.9 ELECTRIC / GFCI(S)

🗂 POOR

The outlets are not GFCI protected, recommend updating for safety. See note 4.4



2.9 Item 1 (Picture)



2.10 EXTERIOR FAUCET(S)

SATISFACTORY

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. SITE ELEMENTS

DESCRIPTION

The home inspector shall observe: Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Seasonal accessories; Fences; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



TYLES & MATERIALS: SITE ELEMENTS

PATIO(S):

Type: Concrete Location: Rear of House WALKWAYS/DRIVEWAYS: Walks: Concrete Driveway: Concrete

ITEMS: SITE ELEMENTS

3.0 PATIO(S)

SATISFACTORY

3.1 WALKWAYS

SATISFACTORY

3.2 DRIVEWAY

The driveway is cracked and showing signs of weathering. Recommend patching the cracks and periodic sealing of all concrete surfaces to prevent further deterioration.



3.2 Item 1 (Picture)

3.3 GROUND SLOPE AT FOUNDATION

🗂 FAIR

Relatively flat or depressed areas along the foundation may contribute to water seepage. Recommend diverting downspout discharge away from these areas.



3.4 SITE GRADING

SATISFACTORY

The site elements of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

1 4. GARAGE

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



🛠 STYLES & MATERIALS: GARAGE

GARAGE DESCRIPTION:

Construction: Wood Frame Finish at House: Drywall Ceiling

SPECIAL LIMITATIONS:

Finished Materials Storage/Belongings

ITEMS: GARAGE

Type:Attached

Type: Two Car

and Wall

4.0 FLOOR SLAB

SATISFACTORY

4.1 WALLS/CEILINGS

🗂 POOR

(1) There are signs of previous water intrusion and damage to the walls and ceiling on the left side of the garage, recommend repair to prevent further deterioration. See note 1.1



4.1 Item 1 (Picture)

4.1 Item 2 (Picture)

(2) There are holes and gaps in the ceiling in areas, recommend patching to meet current fire safety standards.



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

(3) There are previous repairs in areas, recommend providing explanations for all repairs.



4.2 VEHICLE DOOR(S)

SATISFACTORY

4.3 DOOR OPERATOR(S)

SATISFACTORY

4.4 ELECTRIC/GFCI

🗂 POOR

The GFCI outlet did not trip at the time of the inspection. Recommend repair/replacement as required and verifying the other outlets are protected by a qualified contractor.



4.4 Item 1 (Picture)

4.5 HOUSE/SERVICE DOOR(S)

SATISFACTORY

The garage of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. ATTIC

DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



🛠 STYLES & MATERIALS: ATTIC

ATTIC:

Style: Exposed Framing Entrance: Ceiling Hatch Insp. Method: Limited Entry

VENTILATION PROVISIONS: Ridge Soffits ROOF CONSTRUCTION: Framing: Wood Trusses Deck: OSB Sheathing INSULATION:

Form: Blown-in Type: Fiberglass Est. Average: 10+/- Inches

SPECIAL LIMITATIONS: Insulation Over Framing Limited Access

ITEMS: ATTIC

5.0 ROOF FRAMING

SATISFACTORY

5.1 ROOF DECK/SHEATHING

SATISFACTORY

5.2 VENTILATION PROVISIONS

SATISFACTORY

5.3 INSULATION

SATISFACTORY

5.4 IMPORTANT NOTE

🗂 FAIR

There are holes in the insulation and signs of mice. Recommend evaluation by a qualified contractor to assess remedial needs and costs.



The attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6(A) . HALL BATHROOM

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Interior water supply and distribution system, including: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance . The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; . The home inspector is not required to: State the effectiveness of anti–siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets.



🛠 STYLES & MATERIALS: HALL BATHROOM

DESCRIPTION: Full Bath LOCATION: Second Floor Hallway VENTILATOR(S): Ceiling Exhaust Fan

ITEMS: HALL BATHROOM

6.0.A SINK(S)

🗂 POOR

(1) There is a leak from the drain line under the left sink, recommend repair by a qualified contractor to prevent further deterioration.



6.0.A Item 1 (Picture)

(2) The drain is slow at the left sink, repair as required.



(3) The left handle is loose at the right sink, recommend securing to prevent further deterioration.



(4) The shelf is damaged under the right sink, repair as required.



6.1.A TOILET

𝔄 SATISFACTORY

6.2.A BATHTUB

🗂 POOR

The shower diverter did not work at the time of the inspection and appears to be missing pieces, recommend repair/replacement by a qualified contractor for proper function.



6.3.A WALL TILE

🗂 FAIR

There are gaps in the grout and caulk in areas, recommend repair to prevent water intrusion and further deterioration.



6.3.A Item 1 (Picture)







6.3.A Item 3 (Picture)

6.4.A FLOOR(ING)

SATISFACTORY

6.5.A WALLS/CEILING

The baseboard is missing by the tub, recommend adding.



6.6.A VENTILATION

SATISFACTORY

6.7.A ELECTRIC/GFCI

🗂 POOR

The outlet is not GFCI protected, recommend updating for safety. See note 4.4



The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🎁 6(B) . MASTER BATHROOM

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Interior water supply and distribution system, including: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance . The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; . The home inspector is not required to: State the effectiveness of anti–siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets.



🛠 STYLES & MATERIALS: MASTER BATHROOM

DESCRIPTION: Master Bath LOCATION: Second Floor Master Bedroom VENTILATOR(S): Ceiling Exhaust Fan Combo Light/Exhaust Fan

ITEMS: MASTER BATHROOM

6.0.B SINK(S)

⊘ SATISFACTORY

6.1.B TOILET

SATISFACTORY

6.2.B JETTED BATH

🗂 POOR

The jets do not appear to be on a GFCI protected circuit, recommend repair by a qualified contractor for safety.



6.2.B Item 1 (Picture)

6.3.B STALL SHOWER

⊘ SATISFACTORY

6.4.B WALL TILE

𝔄 SATISFACTORY

6.5.B SURROUND/ENCLOSURE

🗂 FAIR

There are signs of previous leaks at the bottom corners of the doors, recommend repair to prevent further deterioration.







6.6.B FLOOR(ING)

⊘ SATISFACTORY

6.7.B WALLS/CEILING

𝔄 SATISFACTORY

6.8.B VENTILATION

⊘ SATISFACTORY

6.9.B ELECTRIC/GFCI

🗂 POOR

The outlets are not GFCI protected, recommend updating for safety. See note 4.4



The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 6(C) . HALF BATHROOM

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Interior water supply and distribution system, including: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance . The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; . The home inspector is not required to: State the effectiveness of anti–siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets.



STYLES & MATERIALS: HALF BATHROOM

DESCRIPTION: Half Bath **LOCATION:** First Floor Near Kitchen VENTILATOR(S): Ceiling Exhaust Fan

ITEMS: HALF BATHROOM

6.0.C SINK(S)

⊗ SATISFACTORY

6.1.C TOILET

🗂 FAIR

The tank lid is cracked, recommend monitoring for further deterioration.



6.2.C FLOOR(ING)

⊘ SATISFACTORY

6.3.C WALLS/CEILING

🗂 FAIR

There is a crack at the corner, this is due to expansion and contraction of materials, repair as required.



6.4.C VENTILATION

SATISFACTORY

6.5.C ELECTRIC/GFCI

📋 POOR

The outlet is not GFCI protected, recommend updating for safety. See note 4.4



The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(D) . BASEMENT BATHROOM

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Interior water supply and distribution system, including: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance . The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; . The home inspector is not required to: State the effectiveness of anti–siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets.



🛠 STYLES & MATERIALS: BASEMENT BATHROOM

DESCRIPTION: Full Bath LOCATION: Basement VENTILATOR(S): Combo Light/Exhaust Fan

ITEMS: BASEMENT BATHROOM

6.0.D SINK(S)

🗂 POOR

There is a leak from the drain line, recommend repair by a qualified contractor to prevent further deterioration.



6.1.D TOILET

⊘ SATISFACTORY

6.2.D STALL SHOWER

SATISFACTORY

6.3.D SURROUND/ENCLOSURE

SATISFACTORY

6.4.D FLOOR(ING)

SATISFACTORY

6.5.D WALLS/CEILING

SATISFACTORY

6.6.D VENTILATION

🗂 FAIR

The fan is improperly installed over the shower. Recommend moving to an acceptable location in the bathroom, or replacing with a properly rated fan on a GFCI protected circuit for safety.



6.7.D ELECTRIC/GFCI

🗂 POOR

The outlet is not GFCI protected, recommend updating for safety.



The bathroom of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. INTERIOR ELEMENTS

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and 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; Carpeting; or Draperies, blinds, or other window treatments.



ℜ STYLES & MATERIALS: INTERIOR ELEMENTS

PREDOMINANT WALLS & CEILINGS: Wood Frame w/ Drywall

FIREPLACES/STOVES:

Wood-burning Fireplace w/ Tile/Panel Facing Family Room Master Bedroom PREDOMINANT FLOORS: Wood Frame w/ Floor Covering

DETECTORS:

Location: Hallway/Sleeping Area Power: Hard-Wired Type: Smoke/Fire Detection **PREDOMINANT WINDOWS:**

Double Hung Casement Sliders

SPECIAL LIMITATIONS:

Storage/Belongings

ITEMS: INTERIOR ELEMENTS

7.0 CEILINGS

SATISFACTORY

7.1 WALLS

SATISFACTORY

7.2 FLOORS (FRAMED)

SATISFACTORY

7.3 STAIRS

SATISFACTORY

7.4 RAILINGS

SATISFACTORY

7.5 INTERIOR WINDOWS

🗂 FAIR

(1) Evidence of the failure of the seal on insulated glass at the upper front entry window. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required by a qualified window contractor.



7.5 Item 1 (Picture)

(2) There are loose locks at windows in the office and family room, recommend securing to prevent further deterioration.



7.5 Item 2 (Picture)



7.6 INTERIOR DOORS

🗂 FAIR

(1) The front left bedroom door hits the frame at the top, recommend adjustment for proper function.



(2) The strike plate is missing for the master closet door, recommend adding to prevent damage.



7.6 Item 2 (Picture)

7.7 SLIDER/PATIO DOOR(S)

SATISFACTORY

7.8 DETECTOR ALARM TEST

🗂 FAIR

The smoke detectors are older, recommend periodic testing for function and replacement as required for safety.



7.9 FIREPLACE(S)

🗂 FAIR

The grout is cracked at the hearth extension for the master bedroom fireplace, repair as required to prevent further deterioration.



7.10 DRYER VENT

🗂 FAIR

There appears to be a leak from the dryer vent in the laundry room, recommend repair to prevent further deterioration.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🕈 8. KITCHEN

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Interior water supply and distribution system, including: fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; leaks; and functional drainage. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; . The home inspector is not required to: State the effectiveness of anti-siphon devices; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets.



🛠 STYLES & MATERIALS: KITCHEN

RANGE:

Electric Range

VENTILATION:

Recirculating Integral w/ Microwave **SPECIAL LIMITATIONS:** Storage/Obstructions

ITEMS: KITCHEN

8.0 PLUMBING/SINK
There is a leak from the drain line under the right side of the sink, recommend repair by a qualified contractor to prevent further deterioration.



8.0 Item 1 (Picture)

8.1 FLOOR

⊘ SATISFACTORY

8.2 WALLS/CEILING

SATISFACTORY

8.3 ELECTRIC/GFCI

SATISFACTORY

8.4 RANGE

SATISFACTORY

8.5 REFRIGERATOR

SATISFACTORY

8.6 DISHWASHER

🗂 FAIR

The racks are starting to rust, repair/replace as required.



8.7 DISPOSAL

SATISFACTORY

8.8 MICROWAVE

✓ SATISFACTORY

8.9 VENTILATION

✓ SATISFACTORY

8.10 CABINETRY

SATISFACTORY

8.11 COUNTERTOP

SATISFACTORY

The kitchen of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The attic of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. FOUNDATION AND SUBSTRUCTURE

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floor framing, walls, columns or piers, and beams. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces and basements, except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and basements; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



ℜ STYLES & MATERIALS: FOUNDATION AND SUBSTRUCTURE

CONSTRUCTION TYPE: Basement Multiple Crawlspaces

FOUNDATION WALLS:

Block Walls Concrete Walls

SPECIAL LIMITATIONS:

Storage/Belongings Finished Materials Insulation

BASEMENT AREAS: Part of House Finished Area(s)

FLOOR STRUCTURE:

Framing: Wood Joists Beams: Steel I-beam Beam Support: Metal Columns

CRAWLSPACE AREAS:

Open to Basement Under Right Side Under Rear of House

INSULATION:

Wall Insulation: Spray Cellulose Rim Areas: Fiber Batts

ITEMS: FOUNDATION AND SUBSTRUCTURE

9.0 FOUNDATION WALLS

NOT INSPECTED

The foundation walls, columns, floor framing, main beam, and basement slab were satisfactory where visible, unless otherwise noted, but were mostly covered by finished materials and therefore could not be inspected.

9.1 PIERS/COLUMNS

NOT INSPECTED

See note 9.0

9.2 FLOOR FRAMING

NOT INSPECTED

See note 9.0

9.3 MAIN BEAM(S)

NOT INSPECTED

See note 9.0

9.4 BASEMENT FLOOR (SLAB)

NOT INSPECTED

See note 9.0

9.5 STAIRS/RAILINGS

🗂 FAIR

Doors that open at the top of stairs with no landing area create a potential safety concern. Correcting such conditions may not be easy or feasible; however, the condition should be evaluated for possible remedial measure.



9.5 Item 1 (Picture)

9.6 CRAWLSPACE VENTILATION PROVISIONS

🗂 POOR

(1) The insulation has fallen off the walls and is on the crawlspace floor in areas, recommend repair/removal to help reduce moisture levels in the crawlspace.

(2) The screens are damaged at the vents in the crawlspace, recommend repair to prevent animal intrusion. See note 9.7

9.7 IMPORTANT NOTE

🗂 POOR

(1) There is animal feces, signs of a raccoon in the rear attic, and a strong animal smell in the basement. Recommend evaluation by a qualified contractor to assess remedial needs and costs.







9.7 Item 1 (Picture)

9.7 Item 2 (Picture)

(2) There are mouse droppings visible in the basement, recommend evaluation by a qualified contractor to assess remedial needs and costs.



The foundation and structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. FOUNDATION AREA WATER PENETRATION

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floor framing, walls, columns or piers, and beams. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces and basements, except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and basements; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



ℜ STYLES & MATERIALS: FOUNDATION AREA WATER PENETRATION

AREAS AT GRADE/SUBGRADE: Basement Multiple Crawlspaces SUMP PUMP(S): Submersible w/ Siphoning Backup Basement

SPECIAL LIMITATIONS: Storage/Belongings

Storage/Belongings Finished Materials Insulation

ITEMS: FOUNDATION AREA WATER PENETRATION

10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS

🗂 FAIR

See notes 1.4, 1.5, and 3.3

10.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION

🗂 FAIR

(1) There are signs of previous water intrusion on the foundation walls in the crawlspaces. See notes 1.4, 1.5, and 3.3

(2) There are signs of previous water damage in the basement, rusting on metal ducts and columns, and oxidation on the copper. Be prepared to explain and previous water in the basement.

10.2 SUMP PUMP(S)

🗂 FAIR

A cover should be added to the sump pit for safety and to prevent obstruction.



The foundation area water penetration of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. ELECTRIC SYSTEM

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



🛠 STYLES & MATERIALS: ELECTRIC SYSTEM

HOUSE SERVICE:

Service Line: Underground Est. Service Capacity: 120/240 Volts; 200 Amps Type Service Feeder: Aluminum Est. Feeder Capacity: 200 Amps

CIRCUIT INTERRUPTERS:

GFCI: At Receptacle Outlets AFCI: None Observed

DISTRIBUTION PANEL:

Circuit Breaker Panel Est. Capacity: 200 Amps Main Disconnect: 200 Amps Location: Garage

TYPE CIRCUITS/WIRING:

120 Volt Circuits: Copper Wire 240 Volt Circuits: Copper Wire Wiring: Non-metallic Cable

ITEMS: ELECTRIC SYSTEM

11.0 SERVICE/ENTRANCE LINE

NOT INSPECTED

Underground

11.1 SERVICE GROUNDING PROVISIONS

SATISFACTORY

11.2 DISTRIBUTION PANEL(S)

✓ SATISFACTORY

11.3 REPRESENTATIVE DEVICES

🗂 FAIR

(1) There are outlets loose in the wall at the left side of the back center bedroom and at the rear of the dining room, recommend securing for safety.





(2) The switches for the front entry light do not work independently, recommend repair by a qualified contractor for proper function.



11.3 Item 3 (Picture)

11.4 WIRING/CONDUCTORS (EXPOSED)

SATISFACTORY

11.5 GROUND FAULT CIRCUIT INTERRUPTER TEST

🗂 POOR

See notes 2.9, 4.4, 6.7.A, 6.2.B, 6.9.B, 6.5.C, and 6.7.D

The electrical system of the home was inspected and reported on with the above information. While the

inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. COOLING SYSTEM

DESCRIPTION

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe noncentral air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



🛠 STYLES & MATERIALS: COOLING SYSTEM

TYPE SYSTEM: Electric Heat Pump

DESIGN LIFE: 15 to 20 Years

SPECIAL LIMITATIONS:

Cool Weather

ITEMS: COOLING SYSTEM

BRAND: Heil

Outside

LOCATION:

ESTIMATED AGE: 12 to 15 Years

PRIMARY DISTRIBUTION METHOD:

Ducted System w/ Room Supply Outlets

12.0 COOLING SYSTEM

🗂 FAIR

The system ran at the time of the inspection, but is nearing the end of it's designed service life, recommend anticipating replacement needs.

12.1 OUTDOOR UNIT

🗂 FAIR

See note 12.0

12.2 INDOOR UNIT (AIR HANDLER)

🗂 FAIR

See note 12.0

12.3 CONDENSATE PROVISIONS

SATISFACTORY

12.4 DUCTWORK

SATISFACTORY

12.5 THERMOSTAT

✓ SATISFACTORY

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. HEATING SYSTEM

DESCRIPTION

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



🛠 STYLES & MATERIALS: HEATING SYSTEM

TYPE SYSTEM:

Electric Warm Air System Heat Pump - See COOLING Section

ESTIMATED AGE: 12 to 15 Years **BRAND:** Heil

DESIGN LIFE:

20 to 25 Years

UNIT LOCATION: Basement

PRIMARY DISTRIBUTION METHOD: Ducted w/ Registers

ITEMS: HEATING SYSTEM

13.0 HEATING SYSTEM

✓ SATISFACTORY

13.1 BLOWER

SATISFACTORY

13.2 DISTRIBUTION SYSTEM (EXPOSED)

SATISFACTORY

13.3 THERMOSTAT

⊘ SATISFACTORY

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. PLUMBING SYSTEM

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Sewer Clean-out

🛠 STYLES & MATERIALS: PLUMBING SYSTEM

WATER SUPPLY PIPING:

Copper Cross-linked Poly (PEX) DRAIN/WASTE LINES: PVC LOCATION OF SHUT-OFFS: Water: At Meter

SPECIAL LIMITATIONS:

Nearly 100% Concealed Piping

ITEMS: PLUMBING SYSTEM

14.0 WATER SUPPLY PIPING (EXPOSED)

SATISFACTORY

14.1 WATER FLOW AT FIXTURES

SATISFACTORY

14.2 DRAIN/WASTE PIPING (EXPOSED)

SATISFACTORY

14.3 FIXTURE DRAINAGE

SATISFACTORY

14.4 BAR SINK

✓ SATISFACTORY

14.5 UTILITY SINK

🗂 POOR

The faucet in the garage leaks from the right handle, recommend repair/replacement to prevent further deterioration.



14.6 INTERIOR WASTEWATER PUMP

⊘ SATISFACTORY

Satisfactory



The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🕈 15. HOT WATER SUPPLY

DESCRIPTION

The home inspector shall observe: Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents. The home inspector is not required to: Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



🛠 STYLES & MATERIALS: HOT WATER SUPPLY

HOT WATER SUPPLY: Tank-type Unit

ESTIMATED AGE: Less than 1 Year

DESIGN LIFE: 10 to 15 Years

ITEMS: HOT WATER SUPPLY

15.0 WATER HEATER

✓ SATISFACTORY

15.1 SAFETY VALVE PROVISIONS

SATISFACTORY

The hot water supply in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

BRAND: State Industries

UNIT LOCATION: Basement ENERGY SOURCE/FUEL: Electric

ESTIMATED CAPACITY: 80 +/- Gallons

CENERAL SUMMARY



Home Experts of Indiana 5320 Creekbend Drive Carmel, IN 46033 (317) 933-1000

Customer

Address 9892 Sample Lane Indianapolis IN 46250

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to**

making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOF COVERING

🗂 FAIR

(1) There are exposed nails on the ridge shingles, recommend repair by a qualified contractor to prevent further deterioration.



(2) Algae or fungus-like covering was observed on area of the roof. This condition is often most prevalent in shaded areas where moisture stays on the roof surface for an extended period. Minor conditions generally affect the roof's appearance only; however, heavy build-up can result in roof wear or damage. Professional cleaning may temporally reduce or eliminate conditions; however regular monitoring is advised. See note 1.1



1.0 Item 4 (Picture)

(3) There are signs of previous repairs to the shingles around the chimney, recommend providing an explanation for repairs.



1.1 EXPOSED FLASHING

🗂 POOR

There are raised shingles and loose flashing between the garage and front porch roof, and signs of previous water intrusion inside the garage in this area. Recommend evaluation and repair by a qualified contractor to prevent water intrusion and further deterioration.



1.4 RAIN GUTTERS

🗂 FAIR

There was debris on the gutter screens at the time of the inspection, recommend periodic cleaning for proper function.



1.5 DOWNSPOUTS

🗂 FAIR

(1) Several of the downspouts are discharging close to the foundation. To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be

utilized at the termination points of all downspouts/roof drains.



(2) The downspout at the back right corner of the house has pulled loose up high, recommend repair to prevent further deterioration.



1.5 Item 4 (Picture)

(3) Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection.

2. EXTERIOR ELEMENTS

2.1 SIDING - BRICK VENEER

🗂 FAIR

There are cracks in the mortar around the garage door, recommend repair to prevent water intrusion and further deterioration. See note 2.5



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

🗂 FAIR

Any vegetation growing into the siding should be removed to help prevent damage.



2.2 Item 1 (Picture)

2.3 WINDOWS

📋 POOR

The older wooden window are showing signs of weathering on all sides of the house and water damage at the front. Recommend evaluation of all windows by a qualified contractor and caulking, painting, and repair as required to prevent further deterioration.



2.3 Item 1 (Picture)



2.3 Item 2 (Picture)



2.3 Item 3 (Picture)

2.4 ENTRY DOORS

🗂 FAIR

The rear laundry room door frame is showing signs of weathering, recommend painting to prevent further deterioration.



2.5 FRONT PORCH

🗂 POOR

(1) There are cracks in the brick around the front dining room window, at the right corner of the front porch, and at the front left corner of the porch foundation. The brick appears to be sitting on the front porch slab. Recommend evaluation by a qualified contractor to assess remedial needs and costs.







2.5 Item 3 (Picture)

(2) The trim boards on the front porch posts are showing signs of weathering, recommend caulking and painting to prevent further deterioration.



2.5 Item 4 (Picture)



2.5 Item 5 (Picture)

2.6 DECK

🗂 FAIR

There are boards on the rear steps that are cracked and bowing, repair/replace as required to prevent further deterioration.



2.6 Item 1 (Picture)

2.8 VENT COVERS

🗂 FAIR

There are gaps in the caulk at the intake vents on the chimney, recommend repair to prevent water intrusion.



2.9 ELECTRIC / GFCI(S)

POOR

The outlets are not GFCI protected, recommend updating for safety. See note 4.4



2.9 Item 1 (Picture)





2.9 Item 2 (Picture)

3. SITE ELEMENTS

3.2 DRIVEWAY

🗂 FAIR

The driveway is cracked and showing signs of weathering. Recommend patching the cracks and periodic sealing of all concrete surfaces to prevent further deterioration.



3.2 Item 1 (Picture)

3.3 GROUND SLOPE AT FOUNDATION

🗂 FAIR

Relatively flat or depressed areas along the foundation may contribute to water seepage. Recommend

diverting downspout discharge away from these areas.



3.3 Item 1 (Picture)

3.3 Item 2 (Picture)

4. GARAGE

4.1 WALLS/CEILINGS

🗂 POOR

(1) There are signs of previous water intrusion and damage to the walls and ceiling on the left side of the garage, recommend repair to prevent further deterioration. See note 1.1







4.1 Item 2 (Picture)

(2) There are holes and gaps in the ceiling in areas, recommend patching to meet current fire safety standards.



4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

(3) There are previous repairs in areas, recommend providing explanations for all repairs.



4.1 Item 5 (Picture)

4.4 ELECTRIC/GFCI

🗂 POOR

The GFCI outlet did not trip at the time of the inspection. Recommend repair/replacement as required and verifying the other outlets are protected by a qualified contractor.



5. ATTIC

5.4 IMPORTANT NOTE

🗂 FAIR

There are holes in the insulation and signs of mice. Recommend evaluation by a qualified contractor to assess remedial needs and costs.



5.4 Item 1 (Picture)



5.4 Item 2 (Picture)

6(A) . HALL BATHROOM

6.0.A SINK(S)

🛱 POOR

(1) There is a leak from the drain line under the left sink, recommend repair by a qualified contractor to prevent further deterioration.



6.0.A Item 1 (Picture)

(2) The drain is slow at the left sink, repair as required.



(3) The left handle is loose at the right sink, recommend securing to prevent further deterioration.



6.0.A item 5 (Picture)

(4) The shelf is damaged under the right sink, repair as required.



6.0.A Item 4 (Picture)

6.2.A BATHTUB

🗂 POOR

The shower diverter did not work at the time of the inspection and appears to be missing pieces, recommend repair/replacement by a qualified contractor for proper function.



6.3.A WALL TILE

🗂 FAIR

There are gaps in the grout and caulk in areas, recommend repair to prevent water intrusion and further deterioration.



6.3.A Item 1 (Picture)



6.3.A Item 2 (Picture)



6.3.A Item 3 (Picture)

6.5.A WALLS/CEILING

🗂 FAIR

The baseboard is missing by the tub, recommend adding.



6.7.A ELECTRIC/GFCI

🗂 POOR

The outlet is not GFCI protected, recommend updating for safety. See note 4.4



6(B) . MASTER BATHROOM

6.2.B JETTED BATH

🗂 POOR

The jets do not appear to be on a GFCI protected circuit, recommend repair by a qualified contractor for safety.



6.5.B SURROUND/ENCLOSURE

🗂 FAIR

There are signs of previous leaks at the bottom corners of the doors, recommend repair to prevent further

deterioration.



6.9.B ELECTRIC/GFCI

📋 POOR

The outlets are not GFCI protected, recommend updating for safety. See note 4.4



6(C) . HALF BATHROOM

6.1.C TOILET

🗂 FAIR

The tank lid is cracked, recommend monitoring for further deterioration.



6.3.C WALLS/CEILING

🗂 FAIR

There is a crack at the corner, this is due to expansion and contraction of materials, repair as required.



6.5.C ELECTRIC/GFCI

🗂 POOR

The outlet is not GFCI protected, recommend updating for safety. See note 4.4



6(D) . BASEMENT BATHROOM

6.0.D SINK(S)

🗂 POOR

There is a leak from the drain line, recommend repair by a qualified contractor to prevent further deterioration.



6.6.D VENTILATION

🗂 FAIR

The fan is improperly installed over the shower. Recommend moving to an acceptable location in the

bathroom, or replacing with a properly rated fan on a GFCI protected circuit for safety.



6.7.D ELECTRIC/GFCI

🗂 POOR

The outlet is not GFCI protected, recommend updating for safety.



7. INTERIOR ELEMENTS

7.5 INTERIOR WINDOWS

🗂 FAIR

(1) Evidence of the failure of the seal on insulated glass at the upper front entry window. While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Recommend a check of all units to determine extent of repair/replacement work required by a qualified window contractor.



(2) There are loose locks at windows in the office and family room, recommend securing to prevent further deterioration.



7.6 INTERIOR DOORS

🗂 FAIR

(1) The front left bedroom door hits the frame at the top, recommend adjustment for proper function.



(2) The strike plate is missing for the master closet door, recommend adding to prevent damage.



7.6 Item 2 (Picture)

7.8 DETECTOR ALARM TEST

🗂 FAIR

The smoke detectors are older, recommend periodic testing for function and replacement as required for safety.



7.9 FIREPLACE(S)

🗂 FAIR

The grout is cracked at the hearth extension for the master bedroom fireplace, repair as required to prevent further deterioration.



7.10 DRYER VENT

🗂 FAIR

There appears to be a leak from the dryer vent in the laundry room, recommend repair to prevent further deterioration.



7.10 Item 1 (Picture)

8. KITCHEN

8.0 PLUMBING/SINK

🗂 FAIR

There is a leak from the drain line under the right side of the sink, recommend repair by a qualified contractor to prevent further deterioration.



8.0 Item 1 (Picture)

8.6 DISHWASHER

🗂 FAIR

The racks are starting to rust, repair/replace as required.



9. FOUNDATION AND SUBSTRUCTURE

9.0 FOUNDATION WALLS

C NOT INSPECTED

The foundation walls, columns, floor framing, main beam, and basement slab were satisfactory where visible, unless otherwise noted, but were mostly covered by finished materials and therefore could not be inspected.

9.1 PIERS/COLUMNS

NOT INSPECTED

See note 9.0

9.2 FLOOR FRAMING

NOT INSPECTED

See note 9.0

9.3 MAIN BEAM(S)

NOT INSPECTED

See note 9.0

9.4 BASEMENT FLOOR (SLAB)

☐ NOT INSPECTED

See note 9.0

9.5 STAIRS/RAILINGS

🗂 FAIR

Doors that open at the top of stairs with no landing area create a potential safety concern. Correcting such conditions may not be easy or feasible; however, the condition should be evaluated for possible remedial measure.



9.5 Item 1 (Picture)

9.6 CRAWLSPACE VENTILATION PROVISIONS

🗂 POOR

(1) The insulation has fallen off the walls and is on the crawlspace floor in areas, recommend repair/removal to help reduce moisture levels in the crawlspace.

(2) The screens are damaged at the vents in the crawlspace, recommend repair to prevent animal intrusion. See note 9.7

9.7 IMPORTANT NOTE

📋 POOR

(1) There is animal feces, signs of a raccoon in the rear attic, and a strong animal smell in the basement. Recommend evaluation by a qualified contractor to assess remedial needs and costs.



9.7 Item 1 (Picture)



9.7 Item 2 (Picture)



9.7 Item 3 (Picture)

(2) There are mouse droppings visible in the basement, recommend evaluation by a qualified contractor to

assess remedial needs and costs.



9.7 Item 4 (Picture)

10. FOUNDATION AREA WATER PENETRATION

10.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS

🗂 FAIR

See notes 1.4, 1.5, and 3.3

10.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION

🗂 FAIR

(1) There are signs of previous water intrusion on the foundation walls in the crawlspaces. See notes 1.4, 1.5, and 3.3

(2) There are signs of previous water damage in the basement, rusting on metal ducts and columns, and oxidation on the copper. Be prepared to explain and previous water in the basement.

10.2 SUMP PUMP(S)

🗂 FAIR

A cover should be added to the sump pit for safety and to prevent obstruction.



11. ELECTRIC SYSTEM

11.0 SERVICE/ENTRANCE LINE

C NOT INSPECTED

Underground

11.3 REPRESENTATIVE DEVICES

🗂 FAIR

(1) There are outlets loose in the wall at the left side of the back center bedroom and at the rear of the dining room, recommend securing for safety.





(2) The switches for the front entry light do not work independently, recommend repair by a qualified contractor for proper function.



11.3 Item 3 (Picture)

11.5 GROUND FAULT CIRCUIT INTERRUPTER TEST

🗂 POOR

See notes 2.9, 4.4, 6.7.A, 6.2.B, 6.9.B, 6.5.C, and 6.7.D

12. COOLING SYSTEM

12.0 COOLING SYSTEM

🗂 FAIR

The system ran at the time of the inspection, but is nearing the end of it's designed service life, recommend anticipating replacement needs.

12.1 OUTDOOR UNIT

🗂 FAIR

See note 12.0

12.2 INDOOR UNIT (AIR HANDLER)

🗂 FAIR

See note 12.0

14. PLUMBING SYSTEM

14.5 UTILITY SINK

🗂 POOR

The faucet in the garage leaks from the right handle, recommend repair/replacement to prevent further deterioration.



14.5 Item 1 (Picture)

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