



484 E. Carmel Dr. Ste 212
Carmel, IN 46032

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Inspector: **David Maudlin**
HI00500006

Cell # **(317) 339-9720**

PROPERTY INSPECTION REPORT



Property Address:

12345 Any Street
Beautiful IN 46000

Prepared for:

Mr. & Mrs. Smith

Inspection Date:

Tuesday, 1/11/2011

Inspection #:

123456789101112

BUYERS REALTOR:

Sue Hagle

Office #

SELLERS REALTOR:

Jim Hardball

Office #

SERVICES REQUESTED:

Property Inspection

Termite Inspection

Radon Test

Mold Inspection

Well & Septic Inspection

GENERAL INFORMATION

Property Faces: **East**

Estimated Age: **48 Years**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Crawl Space & Slab**

Time of Inspection: **1:00 pm**

Weather: **Partly Cloudy**

Temp: **72 °F**

Soil Condition: **Damp**

Unit Occupied: **Partially Vacant**

People Present: **Client**

This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for

The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not in need of MAJOR CONCERNS / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging.

Most systems and components in properties wear out over time.

ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".

1 - MAJOR REPAIRS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

MAJOR REPAIRS / SAFETY HAZARDS should be evaluated by qualified contractors before closing.

It is our intention that MAJOR REPAIRS / SAFETY HAZARDS be thoughtfully considered BEFORE CLOSING.

2 - GENERAL REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.

Items listed as GENERAL REPAIRS should be evaluated by qualified contractors.

If left unattended GENERAL REPAIRS can become MAJOR REPAIRS / SAFETY HAZARDS

REPAIRS could be remedied either before or after closing. This will be your decision to make.

3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all. (For example - a water stain on a ceiling that is dry at the time of the inspection may just be evidence of an old leak that was repaired. We can not know for sure, therefore we recommend monitoring the stain.)
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component could need repairs or replacement soon.

4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. In most cases improvements are given on items that are older and now newer and safer methods and standards exist. Improvements are not required but are recommended and should be considered and budgeted for.

5 - GENERAL COMMENTS / LIMITATIONS

We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to interesting observations to specific limitations about the inspection.

WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1 Main Roof	Gable	Fiberglass Shingle	5 - 6 Years	18 - 22 Years	1	Walked Roof
2						
3						
4						
5						

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Roof Vents	Plumbing Vent Flashing	Heating Sys. Chimney	Aluminum Gutters	None
Soffit Vents	Joining Wall Flashing	Fireplace Chimney	Down Spouts	
	Chimney Flashing	Masonry Chimney	Run Off Drains	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- There is debris and staining in the valleys on the garage roof against the joining wall. The flashing is sealed to the shingles in some of this area. - (See Photo 1)
- The chimneys have some spalling and deterioration in the mortar caps around the edges. This is present in both chimneys. - (See Photo 5) - (See Photo 6) - (See Photo 2) - (See Photo 3)
- The flashing for the fireplace chimney is pulling up in the bottom. - (See Photo 8)

3 - ITEMS TO MONITOR

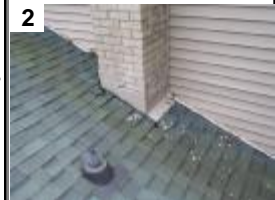
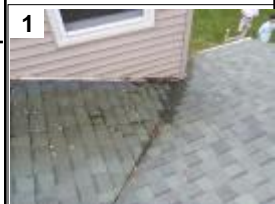
- There is staining in the attic below the roof cut out area over the garage in front of the window. - (See Photo 4)
- The upper roof decking has soft and spongy spots on the front near the North end. - (See Photo 10)

4 - MAINTENANCE / IMPROVEMENTS

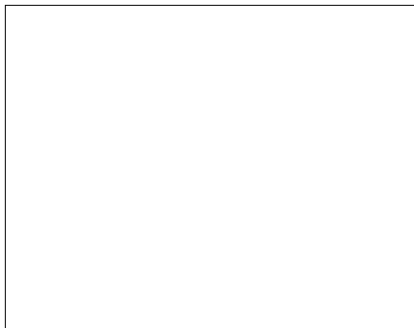
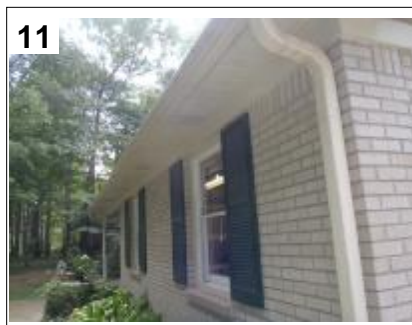
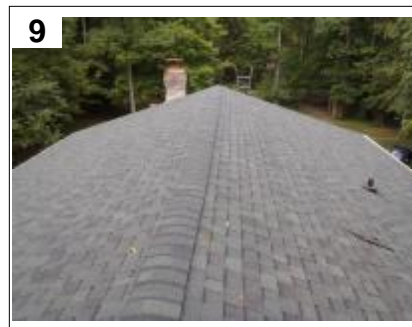
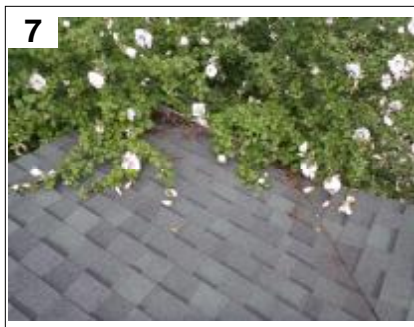
- There are bushes contacting the roof on the rear North corner of the garage/family room area. - (See Photo 7)

5 - GENERAL COMMENTS / LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.
- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep.
- General photos. - (See Photo 9) - (See Photo 11)



ADDITIONAL PHOTOS



WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Brick Veneer	Wood Trim	Front Door	Wood Windows	Frost Proof Faucets	Overhead Service
Vinyl Siding	Aluminum Trim	Rear Door	Single Pane Glass		Exterior Lights
		Patio Doors	Storm Windows		Exterior Outlets
					GFI Protection

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

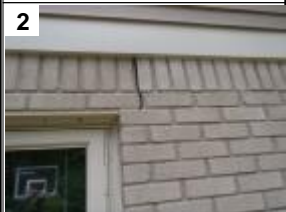
1 - MAJOR REPAIRS / SAFETY HAZARDS

- The rear outlet by the sliding door has a cover missing and the wiring has reversed hot/neutral. - (See Photo 3)



2 - GENERAL REPAIRS

- The windows have loose and chipping glazing around the glass in some areas. - (See Photo 1)
 - Brick is cracked by the side of the garage service door and in the corner above the service door in the South side of the family room. - (See Photo 2) - (See Photo 4)

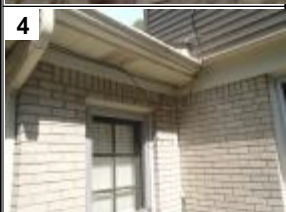


3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
 - A representative sample of exterior components was inspected rather than every occurrence of the components.



WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS		
Concrete Walks	Concrete Driveway	Grading at Foundation	None	Front	Concrete	Porch
		Lot Drainage		Rear	Wood	Deck
		Vegetation				
		Yard				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- Down spouts are not routed away from the foundation in the two South corners and there is active moisture penetration in the crawl space in both areas. - (See Photo 1)
- The driveway is settled and cracked. - (See Photo 2)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches is typically extremely limited.
- Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.



WHAT WE INSPECTED:

Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Same as House	N/A	N/A	N/A	Same as House	N/A	
Interior -						
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING		
Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None		
Garage Floor	Door Opener	GFI Protection				
Firewall	Service Door	General Wiring				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The garage door opener down force auto reverse/stop did not reverse when back pressure was applied. It should be adjusted for safety. - (See Photo 5)
- The door opener is marginally wired with an extension cord to the wall outlet. Suggest installing a proper outlet in the ceiling. - (See Photo 1)
- There are outlets in the garage with wiring to them that is not protected in conduit or covering under the shelving. - (See Photo 2) - (See Photo 3)
- The safety sensors for the garage door opener are not installed at the proper height above the floor. They should be within 6 -8 inches above the floor. - (See Photo 4)

2 - GENERAL REPAIRS

- There is a gap under the door when it is closed. - (See Photo 6)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied then the inspection of the garage is typically limited by the owners stored items.



WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Air	Mid Efficiency	7- 8	15 - 20
	2			
	3			
COOLING UNIT(S):	1 Electric Central A/C	Standard	19- 20	10 - 15
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS	
Heating Operation	Clearances	Ductwork	Filter	A/C Operation	A/C Electric Wiring
Htng. General Cond.	Exhaust Flue Pipe	Registers		A/C General Condition	Thermostat
Fuel Lines	Combustion Air	Blower Fan		A/C Cabinet	A/C Cleanliness
Burners	Heating Wiring			A/C Air Ventilation	Condensate Drain
Heat Exchanger	Thermostat			A/C Cooling Lines	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

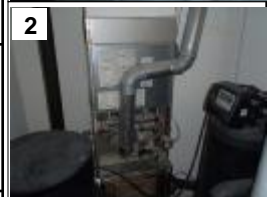
- The cooling equipment is existing beyond its expected useful life and should be monitored and maintained regularly. - (See Photo 3)

4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.

5 - GENERAL COMMENTS / LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- General photos - (See Photo 1, 2, 3).
- The cooling unit ran and produced a temp drop within the normal 14-20 range. During the inspection today it produced a temp drop of 17 degrees.



WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Private Well	Laundry Room	Copper Piping	Represented to be:	Copper Waste Pipes	Black Iron Pipes
			Private Septic	PVC Waste Pipes	
				Galvanized Waste Pipes	

WATER HEATER(S):	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
	1	Laundry Room	50 Gallon	Gas	3- 4	8 - 12	WH Operation
2						WH General Condition	Burners
3						WH Plumbing Fittings	Exhaust Flue Pipe

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The heating system flues connect to the chimney with gaps around them. They should be well sealed off . - (See Photo 5)

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.

5 - GENERAL COMMENTS / LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- General photos of water and well components. - (See Photo 1-4)
- Well location is in front yard and septic is in rear yard. - (See Photo 6)



WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE
1 Main Panel	Laundry Room	100 Amp - 240 Volt	Circuit Breakers
2			
3			

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET
Panel Cabinet	Wire Connections	Copper - Romex	Wiring General Cond.
Panel Cover	Grounding/Bonding		Junctions / Splicing
Breakers / Fuses	Wiring Workmanship		Electrical Sys. Operation
			One on Each Floor
			Smoke Det. Operation

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

1 - MAJOR REPAIRS / SAFETY HAZARDS

- There is a double tapped breaker in the right side of the main panel box. - (See Photo 2)

2 - GENERAL REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.
- General photos - (See Photo 1).

Photos



WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES		LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Range	Doorbell	Walls & Ceiling	Sink & Faucet
Floors	Sink Drain	Dishwasher		Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Disposal		Doors & Windows	Washer Drain
Lights & Outlets	Heating/Cooling	Hood Fan		Lights & Outlets	Dryer 220 Outlet
GFI Protection					Dryer Vent
Cabinets & Counters				Cabinets & Counters	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

- Suggest adding GFCI protection to the kitchen outlets as a safety upgrade.



2 - GENERAL REPAIRS

- The kitchen windows do not fully close and lock. The eating area window is stuck closed. - (See Photo 2)
- The dimmer switch for the eating area is not wired properly with the other switch. - (See Photo 1)
- The dishwasher drain line does not have a high loop installed as an air gap. - (See Photo 4)
- The doors in the office/pantry area room don't close and latch when tested. - (See Photo 5)
- The trash compactor is missing the control knob. - (See Photo 3)



3 - ITEMS TO MONITOR

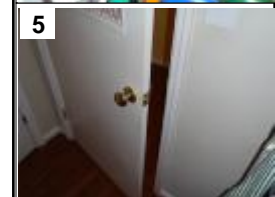
- There is moisture staining in the floor around the water heater/softener area. - (See Photo 6)



4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).
- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.



WHAT WE INSPECTED:

BATHROOMS

1 - Half Bath	1 - Full Bath	1 - Master Bath	
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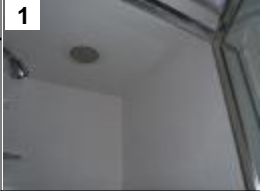
BATHROOM COMPONENTS

Walls & Ceiling	GFI Protection	Sink Drains	Tub & Shower Drains
Floors	Exhaust Fan	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets	Whirlpool Tubs
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS



2 - GENERAL REPAIRS

- The light in the master shower does not operate. - (See Photo 1)
- The water flow for the half bath sink is low. The faucet has lime and scale build up in the aerator. - (See Photo 2)



3 - ITEMS TO MONITOR

- The master bathroom sink drain has corrosion in the fitting by the wall. - (See Photo 3)



4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.

WHAT WE INSPECTED:

INTERIOR ROOMS

Living Room	Hallways	5 - Bedrooms	
Dining Room	Stairways	Office	
Family Room			

INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs	Fireplace With Gas Logs
Floors	Ceiling Fans	Railings	
Doors & Windows	Heating/Cooling		

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

1 - MAJOR REPAIRS / SAFETY HAZARDS

- The master bedroom and a couple other outlets have reversed hot/neutral wiring. - (See Photo 10) - (See Photo 11) - (See Photo 12)

2 - GENERAL REPAIRS

- There are cracked window panes in the front North bedroom North window and the South rear bedroom South window. - (See Photo 1) - (See Photo 2)
- Many of the windows did not open. They are painted shut. The window locks don't engage because the top sashes are not fully up. - (See Photo 3) - (See Photo 4)
- There are gaps in the mortar joints for the fireplace fire box. - (See Photo 8)
- The fireplace fire box and smoke chamber have heavy soot build up and should be cleaned/inspected by a qualified sweep. - (See Photo 8) - (See Photo 9)
- There is an outlet missing a cover in the bedroom. - (See Photo 11)

3 - ITEMS TO MONITOR

- There is moisture staining in the ceiling in the living room and evidence of patching in the corner by the stairs. there is also moisture staining in the wall and top of the closet under the stairs in this area. - (See Photo 5) - (See Photo 6)
- The fireplace hearth has cracked and settled at the corners. - (See Photo 7)

4 - MAINTENANCE / IMPROVEMENTS

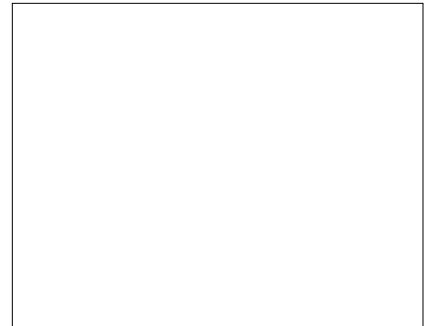
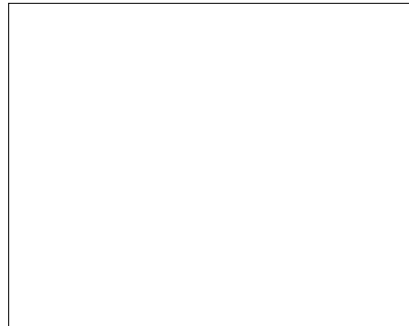
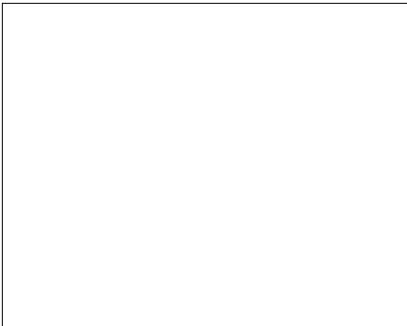
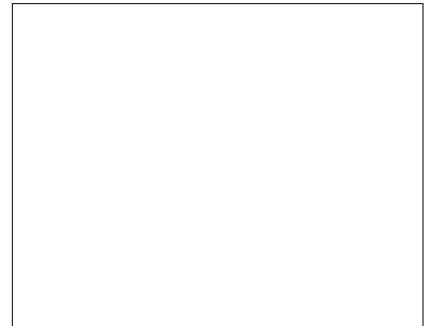
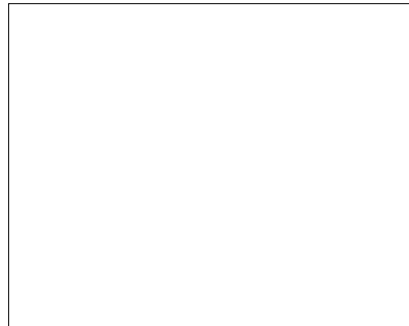
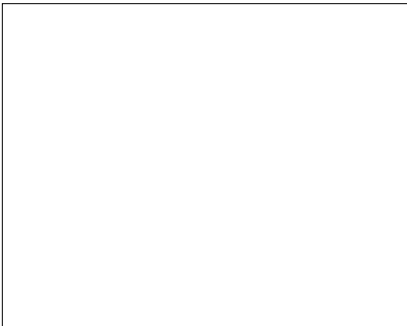
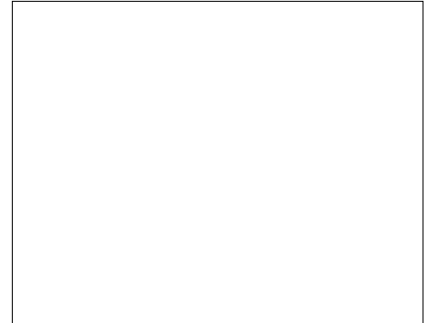
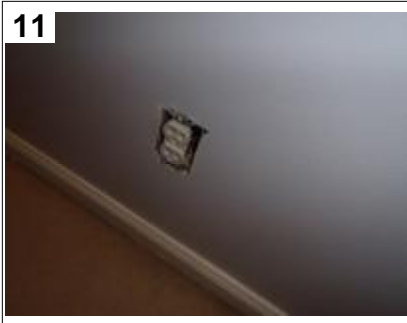
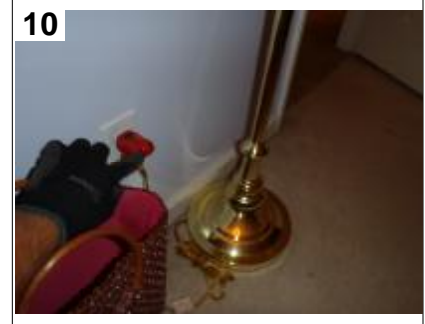
5 - GENERAL COMMENTS / LIMITATIONS

- If the house is occupied, the interior inspection of the house is limited due to the owners stored articles.
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.
- Electrical components concealed behind finished surfaces or furniture could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Photos



ADDITIONAL PHOTOS



WHAT WE INSPECTED:

ATTIC AREAS		ACCESSIBILITY	HOW INSPECTED			
1	Main	Full	From Access			
2	Garage	Full	Entered			

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Rafters	Loose Fill	Attic Ventilation	Light Fixtures	Masonry	Bathrooms
Door	Plywood Decking	Av Depth 10-12	Vent Screening	Visible Wiring		Kitchen
Accessibility		R Value 30 - 35				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- The upstairs attic entrance hatch cover is missing. - (See Photo 1)

3 - ITEMS TO MONITOR

- Due to the access size and depth of insulation, the upper attic space was not entered for the inspection. It was inspected from the access. - (See Photo 2) - (See Photo 3)

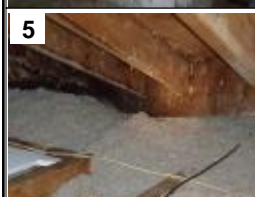
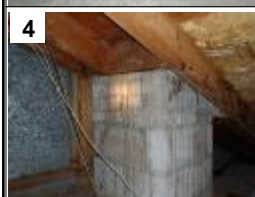
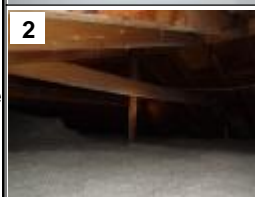
- There is moisture staining in the rafters around the chimney location in the garage attic. There is also moisture staining in the bottom of the valley at the rear garage and under the cut out area in the garage area. - (See Photo 4) - (See Photo 5) - (See Photo 6)

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited.

- Any estimates of insulation R values or depths are rough average values.



WHAT WE INSPECTED:

FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Crawl Space	Limited	Entered
2 Concrete Slab	N/A	Visible Portions
3		

FOUNDATION	FLOOR FRAMING		DRYNESS	INSULATION	VENTILATION	MECHANICALS
Concrete Block	Joists	Beams	Crawl Space	Ban Joist	Foundation Vents	Visible Wiring
	Sub Flooring	Columns				Visible Plumbing
	Sill Plates					Visible Ductwork

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - MAJOR REPAIRS / SAFETY HAZARDS

2 - GENERAL REPAIRS

- There is no vapor barrier in the crawl space covering the floor. - (See Photo 1) - (See Photo 7)
- Both South crawl space foundation vents are not opened through to the crawl space. - (See Photo 2)
- There is no perimeter insulation in the crawl. - (See Photo 3) - (See Photo 4) - (See Photo 5)
- There is an active leak in a plumbing fitting at the rear hose faucet. - (See Photo 8) - (See Photo 9)
- There is moisture staining in the corners of the foundation walls and active penetration in the two South corners. - (See Photo 3) - (See Photo 5)

3 - ITEMS TO MONITOR

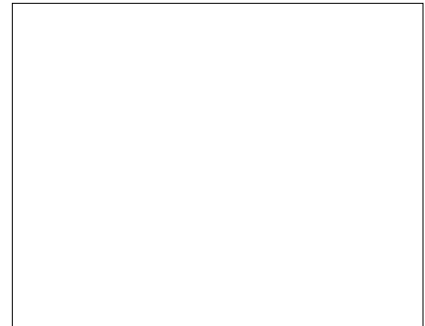
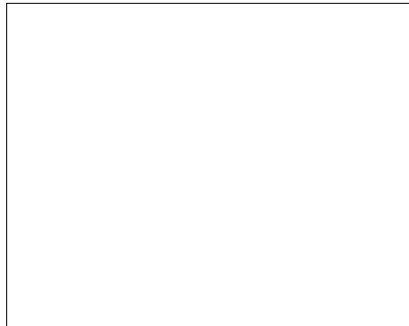
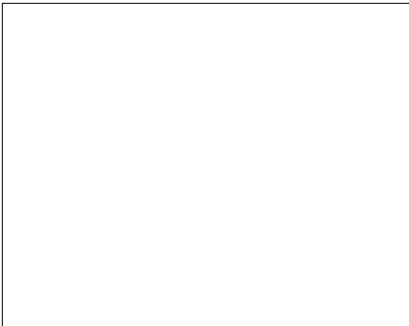
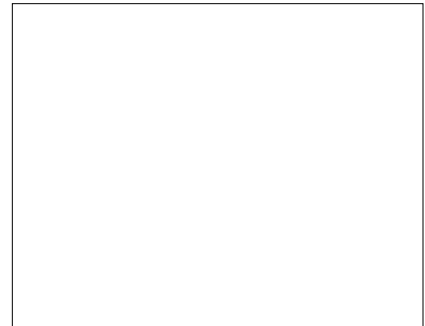
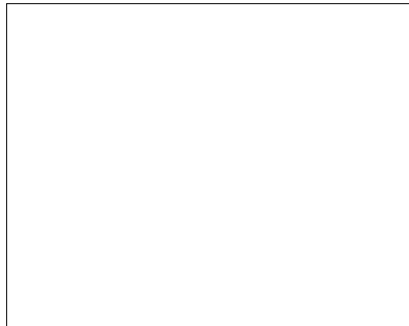
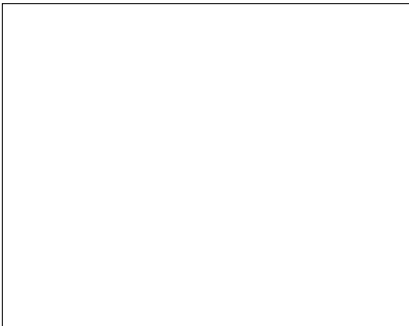
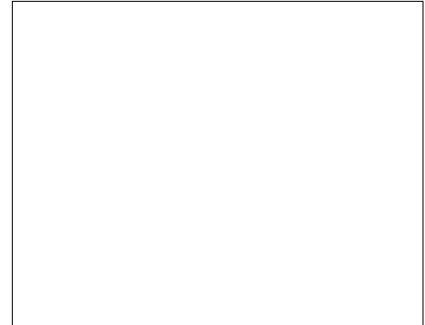
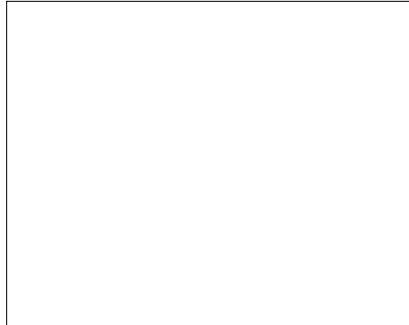
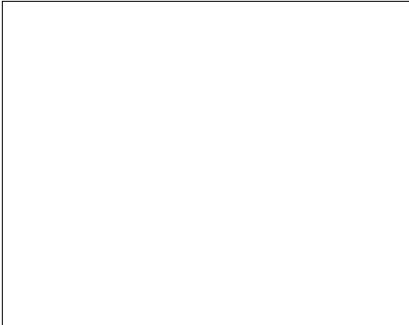
4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS / LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.
- We recommend that someone inspect the crawl space at least once a year. The crawl space contains plumbing, heating, electrical and structural components which are too important to ignore.
- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.
- Water seepage and moisture penetration is common in most crawl spaces, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.



ADDITIONAL PHOTOS



Inspector: **David Maudlin**

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

1 - MAJOR REPAIRS / SAFETY HAZARDS

EXTERIOR

- The rear outlet by the sliding door has a cover missing and the wiring has reversed hot/neutral. - (See Photo 3)

GARAGE

- The garage door opener down force auto reverse/stop did not reverse when back pressure was applied. It should be adjusted for safety. - (See Photo 5)

- The door opener is marginally wired with an extension cord to the wall outlet. Suggest installing a proper outlet in the ceiling. - (See Photo 1)

- There are outlets in the garage with wiring to them that is not protected in conduit or covering under the shelving. - (See Photo 2) - (See Photo 3)

- The safety sensors for the garage door opener are not installed at the proper height above the floor. They should be within 6 -8 inches above the floor. - (See Photo 4)

PLUMBING

- The heating system flues connect to the chimney with gaps around them. They should be well sealed off . - (See Photo 5)

ELECTRICAL

- There is a double tapped breaker in the right side of the main panel box. - (See Photo 2)

KITCHEN / LAUNDRY

- Suggest adding GFCI protection to the kitchen outlets as a safety upgrade.

INTERIOR ROOMS

- The master bedroom and a couple other outlets have reversed hot/neutral wiring. - (See Photo 10) - (See Photo 11) - (See Photo 12)

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:
Indy Pro Inspection Service, Inc. (317) 339-9720 Office
484 E. Carmel Dr. Ste 212 (317) 669-2917 Fax
Carmel, IN 46032

Company's Business Lic. No: **223592** Date of Inspection: **1/11/2011**
Property Address:
12345 Any Street
Beautiful IN 46000

Inspector's Name, Signature & Certification, Registration, or Lic. #
David Maudlin  **F-40664**

Structures Inspected:
House and Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No Visible evidence of a wood destroying insects was observed.
- B. Visible evidence of a wood destroying insects was observed as follows:
 - 1. Live Insects; (description and location):

- 2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location):

- 3. Visible damage from wood destroying insects was noted as follows (description and location)

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Previous Treatment:

- No Yes It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in section II is checked)

- Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement **1, 3, 4, 5, 6, 7, 8, 13, 24**
- Crawl Space **5, 24**
- Main Level **1, 3, 4, 6, 7, 8, 9, 13, partial slab foundation no access below**
- Attic **5**
- Garage **3, 7**
- Exterior **17**
- Porch **12**
- Addition
- Other

The inspector may write out inaccessible areas or use the following key:

- 1 Fixed ceilings 13 Only visual access
- 2 Suspended ceiling 14 Cluttered condition
- 3 Fixed wall covering 15 Standing water
- 4 Floor covering 16 Dense vegetation
- 5 Insulation 17 Exterior siding
- 6 Cabinets or shelving 18 Window well covers
- 7 Stored items 19 Wood pile
- 8 Furnishings 20 Snow
- 9 Appliances 21 Unsafe conditions
- 10 No access or entry 22 Rigid foam board
- 11 Limited access 23 Synthetic stucco
- 12 No access beneath 24 Ductwork, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

Signature of Seller(s) or Owners if refinancing. Seller acknowledges that all information regarding WDI infestation, damage, repair and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations Of the Inspection.

Read this entire page as it is a part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it of structural integrity report. The inspectors training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. This shall not be construed as a 90-day warranty. There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure(s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**