

# Home Inspection Report



**Client Name(s):**

**John Doe  
8605 Heaven's Rd.  
Indianapolis, In. 46217**

**Inspection conducted by:**



***CAPITOL HOME INSPECTIONS***

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Inspector: **Jorge L. Chaljub**



**Inspected Property:**

**8605 Same Ct.  
Indianapolis, In 46217**

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General Information

Client Information:

Name: John Doe

Address: 8657 Heaven's Rd  
Indianapolis, in 46221

Tel . (317) 000-0000

Date: February 18, 2012

Time: 7:00 am

Weather: Clear

Temp.: 32

Building description:

Split Level, Single Family Home  
3 Bedroom / 2 1/2 Bathrooms  
2 Car Attached Garage

Estimated Year Built: Early 1980's

Estimated Sq. Ft.: +/- 1800 Sq. ft.

Buyer's Agent:

Name: N/A

Tel. #:

Listing Agent:

Name: N/A

Tel. #:



RIGHT VIEW



LEFT VIEW



REAR VIEW

Present at inspection:

- Owner       Seller's Agent
- Buyer's       Agent Buyer
- Tenant       Builder's Representative

Property is:

- Occupied     Vacant     New Construction

**REPORT TERMINOLOGY  
AND LEGEND**

**CONDITION:**

**SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION  
RN=REPAIR NEEDED SC=SAFETY CONCERN NI=NOT INSPECTED**

<b>SA</b>	<b>Satisfactory</b>	Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.
<b>MD</b>	<b>Minor Defect</b>	Element requires correction. May require minor expense.
<b>MC</b>	<b>Monitor Condition</b>	Element is functional. Element listed MONITOR CONDITION requires, or has a probability of requiring, monitoring, maintenance, and/or other remedial work in the near future. Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become significantly deficient, has a limited future service life.
<b>RN</b>	<b>Repair Needed</b>	An element rated REPAIR NEEDED requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation. Element was significantly deficient or exhibited conditions that could render it significantly deficient in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.
<b>SC</b>	<b>Safety Concerns</b>	Element presents a risk of injury or death. Immediate attention by a qualified licensed professional may be required.
<b>NI</b>	<b>Not Inspected</b>	Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. Independent inspection(s) may be required to evaluate element conditions. If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**USE OF PHOTOS:**

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component *at the time of the inspection*. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

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## REPORT SUMMARY

As with any structure, there were certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Overall, it was our observation that this dwelling was in need of attention and repair to some of the major elements which is required to keep it in acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

The items listed below are areas of concern in this report. You should refer to specific pages in this report for any additional information that may have been commented on concerning a specific component or system. This summary is **not** an all-inclusive list of the defects found in the dwelling. It is your responsibility to **read the entire report** and **call the inspector if you have any questions**.

Note: **Red** text indicated safety issues.

### SUMMARY:

1. Site, Ground, and Grading
  - a. Many cracks were found throughout the drive way. Some of these cracks are separating and lifting.
  - b. Handrails to the stairs going up to the wood deck in the backyard are loose.
  - c. Both handrails at the main entrance of the building are loose. Mounting bracket at the bottom of the stairs is broken. Hand rails on the opposite side to existing rails should be installed.
2. Exterior
  - a. Non-GFCI outlet by front entrance.
3. Roof
  - a. Gutter's downspout under wood deck on the northeast corner of the building needs an extension.
  - b. Some uneven areas on the roof's surface were observed.
  - c. A brick in a corner of the chimney base area has lifted and is loose. Cement over the lower portion of chimney area has separated and lifted also.
4. Electrical
  - a. Bottom left breaker in the main electrical panel is loose.
  - b. No GFCI Located in the exterior front entry, kitchen. One of two outlets in the garage is not a GFCI.
5. Heating System
  - a. Humidifier was not functional.
6. Garage
  - a. Manual lock for one of the garage's vehicle door is loose and bent.

Site, Grounds, Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

CONDITION:

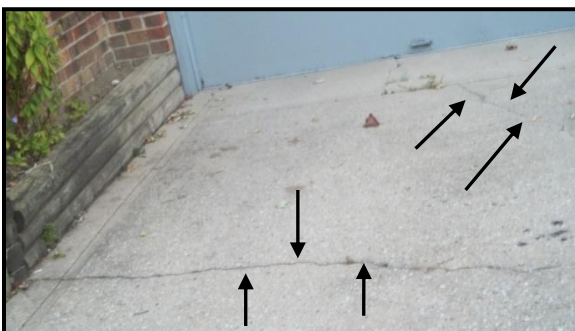
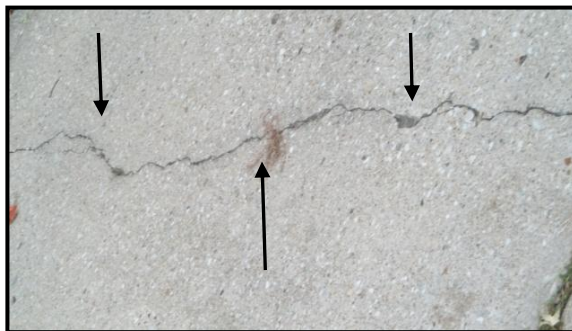
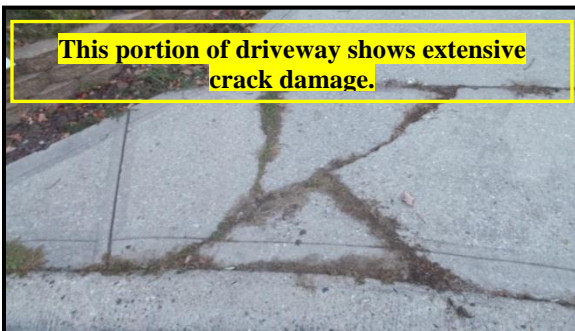
SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION  
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Driveway

Type:  Asphalt  Concrete  Gravel  Other

Condition: **RN**

**Comments:** Many cracks were found throughout the drive way. The section by the street has large cracks and are separating and lifting. Other cracks are also beginning to show signs of separation. Consult a licensed contractor for further evaluation of the entire driveway and its needs for repair. **NOTE:** It is always recommended to ascertain the installer's credentials/warranty information and/or have the system or component evaluated by a qualified licensed professional.



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**Sidewalks / Walkways**Type:  Concrete  Brick  Paver  Gravel  NoneCondition: **NI**

Comments: No sidewalks were observed in the property at the time of the inspection.

**Retaining Walls**Type:  Concrete  Block  Stucco  Wood  Pavers  Weep Holes  No Weep Holes

Location: At the front of the house, perimeter of the driveway.

Condition: **SA**

Comments:

**General Grading, and Drainage**Condition: **SA**

Comments:

**Grading at House Wall**Condition: **RN**

Comments: Grading on the north side of the building does not have proper pitch to help drain and divert water away from the structure. Recommend licensed professional evaluate the need for repair.

**Patio or Deck**

Location:

Type:  Concrete  Brick  Flagstone  Wood  OtherCondition: **RN**

Comments: Handrails to the stairs going up to the wood deck in the backyard are loose. The handrails should be secured. Recommend further evaluation be performed by a qualified licensed contractor or specialist.

**Porch or Terrace**

Type:  Wood  Plastic  Metal  Concrete  Deck on Grade  Deck Raised  
 Railing  No Railing

Condition: **SA**

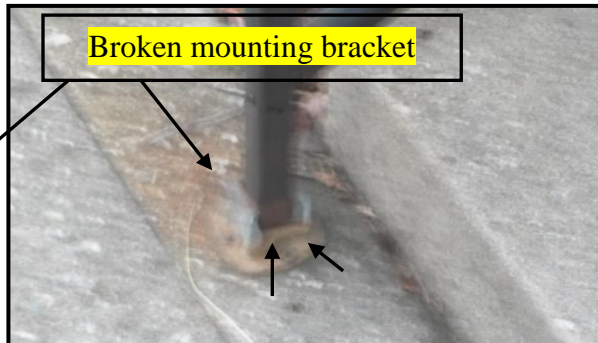
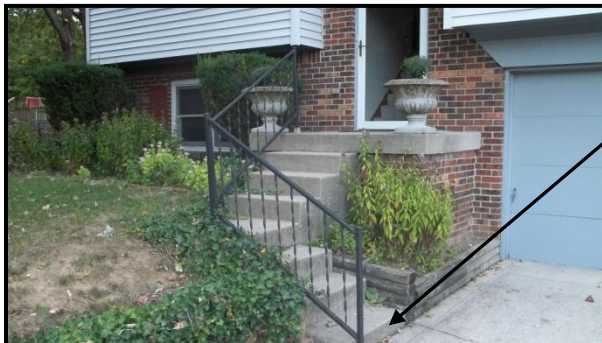
Comments:

**Steps to Building**

Type:  Wood  Concrete  Other  
 Wood Landing  Concrete Landing  Other Railing  No Railing

Condition: **EV + RN**

**Comments:** Both handrails at the main entrance of the building are loose. Mounting bracket at the bottom of the stairs is broken and the other 3 brackets need tightening. Hand rail are missing on other side of the stairs and the perimeter of the front porch area. Recommend further evaluation, repairs and installation of missing and damaged rails should be performed by a qualified licensed contractor or specialist.



**Trees and Shrubs**

Condition: **MD**

**Comments:** Tree branches are hanging over the roof and rubbing against the south east side of the roof surface. These branches can cause expensive damage to the roof surface. Branches should be cut, to avoid any damage to the roof surface. No damage was observed at time of inspection. Recommend further evaluation and repair be performed by a qualified licensed contractor or specialist.



**Fences and Gates**

Type:  Wood  Chain link  Wrought Iron  Masonry

Condition: **SA**

Comments:

**Additional Comments**

Comments:

**Exterior and Structure**

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

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**Building Information and Description**

Year Built: Early 1980's

Type: Single Duplex Townhouse Multi-Unit

**Foundation**

Type: Concrete Block Brick Stone Piers Wood Not Visible

Condition: **SA**

Comments: A section of the foundation on the south side of the building was not inspected. A small shed and fire wood was blocking access.

**Columns**

Type: Concrete Steel Wood Stone Block Not Visible

Condition: **NI**

Comments:

**Exterior Wall Structure**Type: Wood Frame Masonry Brick Log Post & BeamCondition: **SA**

**Comments:** Only a very limited area of the exterior wall structure in the garage was accessible for inspection. No other area of the building was accessible for inspection. No defects detected in the limited inspection area at the time of the inspection.

**Exterior Wall Covering**Type: Wood Vinyl Plastic Steel Aluminum Stucco Brick OtherCondition: **EV + RN**

**Comments:** Exterior wall covering consist mostly of vinyl siding with some brick area on the front area.

**Main Exterior Doors**Type: Wood Metal Both Sliding Glass FrenchCondition: **SA**

**Comments:**

**Other Entry Door(S)**Type: Wood Metal Both Sliding Glass FrenchCondition: **SA**

**Comments:**

**Exterior Windows**Condition: **SA**

**Comments:**

Trim

Type:  Wood  Metal  Vinyl  Brick  Concrete  Masonry

Condition: **MD**

**Comments:** Paint above the vehicle entry door to the garage is chipping and has exposed wood. Wood was not found to be damaged at the time of the inspection, but some light signs of deterioration were observed. The entire area above the vehicle entry door should be scrapped and repainted to protected wood from the elements and avoid further deterioration. Regular monitoring is recommended after all repairs are completed.



Eaves and Soffits

Condition: **MD**

**Comments:** Soffit vents in the front portion of the building are slightly warped or bent. These gaps could become an entry path for pest into the home or attic area. Recommend these vents be repaired.



**Electric Outlets**

Type:  GFCI Receptacles  Non-GFCI

Condition: **RN**

**Comments:** There is a GFCI outlet located in the exterior by the rear entry door, but the outlet by the front entry door is not a GFCI outlet. Recommend further evaluation be performed by a qualified licensed contractor or specialist and outlets replaced with a GFCI outlet.

**Additional Comments**

Comments:

**Roof**

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

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**Roof Style**

Type:  Gable  Hip  Shed  Gambrel  Mansard  Flat  Other

Comments:

**Roof Covering**

Asphalt Shingles  Wood Shingles  Concrete Tiles  Other

Layers Observed:  1  2  3

Approximate Age:

Viewed:  From the Ladder  From the Ground  From Walking on Roof  With Binoculars  Not Fully Visible

Condition:

Comments:

**Roof Leaks**

Type:  Some  Extensive  None Observed

Comments:

**Exposed Flashing**

Type:  Aluminum  Galvanized  Copper  Rubber Membrane

Condition: **SA**

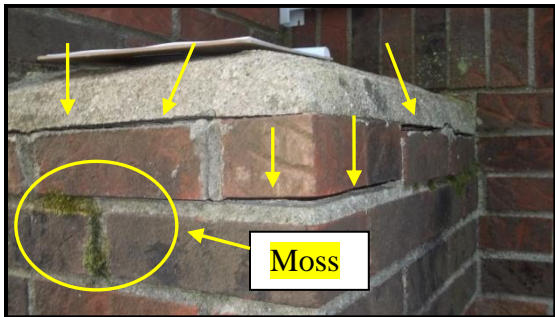
Comments:

**Chimney(S)**

Type:  Brick  Metal  Block  In Chase

Condition: **RN**

Comments: 1. A brick in a corner of the chimney base area is lifted and loose. Cement over the lower portion of chimney area has separated and lifted also. Recommend further evaluation be performed by a qualified licensed contractor or specialist. 2. Green moss is growing on the brick around chimney. Moss can do some damage to the brick and mortar. Recommend removing and cleaning the area. Moss needs to be removed.



**Gutters and Downspouts**

Type:  Aluminum  Galvanized  Copper  Vinyl  Wood  Other \*  Extensions  No Extensions

Condition: **RN**

Comments: Gutter under wood deck on the northeast corner of the building (Back yard) needs an extension. The extension will divert the water from away from the building's structure.



**Additional Comments**

**Comments:** Some warped areas on the roof's surface were observed. Recommend further evaluation be performed by a qualified licensed roofing contractor.



**Plumbing**

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

**CONDITION:**

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**Water Service and Water Entrance**

Type: Public Private

Material: Copper Galvanized Brass Plastic Lead Unknown

Size:

Condition:

Location: Front yard about 10 feet from the street curve.

Comments:



**Water Supply Lines**Material: Copper Galvanized Steel Brass Plastic UnknownCondition: **SA**

Comments: Limited inspection under all sinks only. No access to any other water supply line.

**Drains**Material: Copper Brass Plastic Lead Cast IronCondition: **SA**

Comments: Limited inspection under all sinks only. No access to any other water drains line.

**Vent Pipes**Material: Copper Brass Plastic Lead Cast IronCondition: **SA**

Comments:

**Waste**Type: Public Septic System Not KnownCondition: **SA**

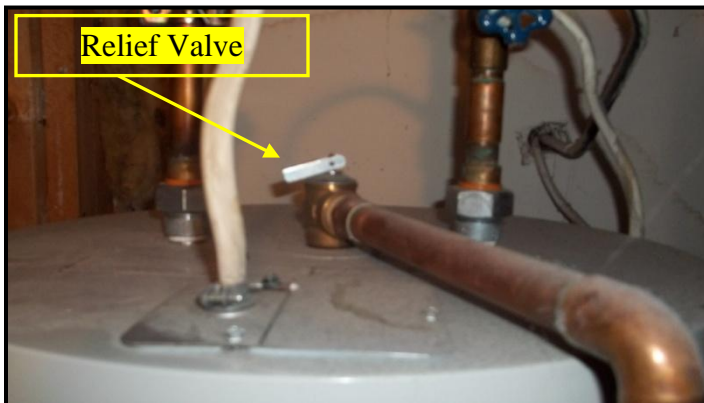
Comments:

**Fixtures**Condition: **SA**

Comments:

**Water Heater**Fuel:  Gas  Electric  Heating System**Location:** Basement area, inside the laundry room. Laundry room is located directly in front of stairs in the basement.Capacity: **40 Gal.**

1. Extension:  Present  Not Present  
2. Relief Valve:  Present  Not Present

Condition: **SA****Comments:** Extension line is about 6 inches from the ground. Extension line appears closer do to angle of the picture.**Additional Comments**

Comments:

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

CONDITION:

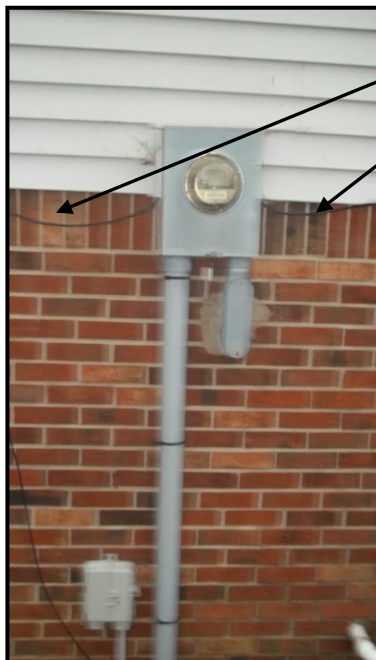
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Service Entrance Cable

Location: Backyard

Capacity:  200 Amperes  Not Determined \* Volts:  120v  240v-120v

Comments: Unsecured TV cable wire running over service entrance box. Contact cable company, to have wire secured.



Unsecured TV cable wire

**Service Line Entrance**

Type: Overhead Underground

Main Disconnect Location: Conductor: Copper Aluminum

Comments:

**Main Panel**

**Location:** Inside rear of the garage on the east wall.

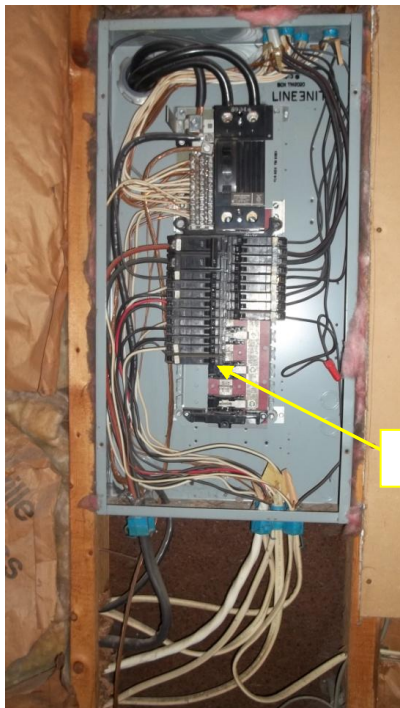
**Capacity:** 200 Amperes Not Determined \* **Circuits:** Labeled Unlabeled

**Volts:** 120v 240v-120v \* Circuit Breakers Fuses

**Ground:** Grounded Not Determined \* **Bonding:** Bonded Not Determined

**Condition:** **RN**

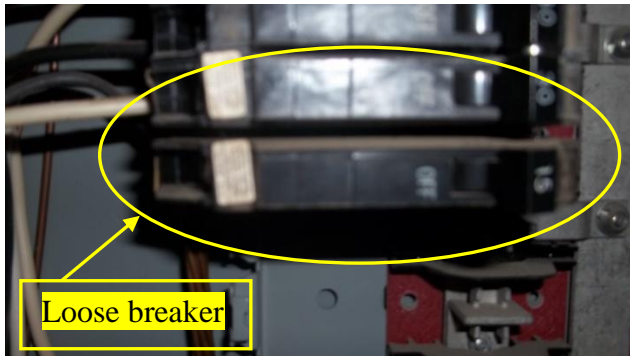
**Comments:** Only 3 breakers were labeled. All breakers should be identified and labeled by a licensed electrician.



**Loose breaker**

**Circuits and Conductors**Quantity: Wiring:  Branch  OtherCondition: 

**Comments:** Bottom left breaker is loose. (See picture in previous page for detailed picture.) Recommend further evaluation and repairs be performed by a qualified licensed contractor or specialist.

**Outlets, Fixtures, Switches**Testing Method:  Representative Number  All VisibleOutlet Testing:  Reverse Polarity  Non-GFCI  Ungrounded  Voltage DropCondition: 

**Comments:** 1. Outlet on the north wall of the living room not working properly. Tester had to be wiggled to get a reading.  
2. Outlet in the family room's south wall is missing the outlet cover. Cover need to be replaced.

**GFCI Outlets:**Location:  Exterior  Garage  Kitchen  Bathroom  Other:

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Condition: **SA**

**Comments:** 1. There are 2 outlets in the garage only the one by the entry to the house is a GFCI outlet. 2. The only exterior GFCI outlet is located at the rear entrance by the kitchen exterior wall. Outlet by the front entry door is a non-GFCI outlet. There are no GFCI outlets in the kitchen. Recommend further evaluation be performed by a qualified licensed contractor or specialist and Non- GFCI outlets in the needed areas be replaced with GFCI outlets. Both bathrooms have properly working GFCI outlets.

**Note:** All GFCI devices should be tested once a month, according to most manufacturers.

**Attic**

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

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**Attic Access**

Stairs  Pull Down  Scuttle Hole  No Access

**Location:** Above bedroom # 2's closet.

**Comments:** Attic was not inspected. No access. Access was blocked by shelving and stored items in the closet.

**Additional Comments**

**Comments:**

**Interior**

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

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**Information**

**Number of Bedrooms:**

**Location 1.** Bedroom #1 is located in the southwest corner of the home.

**Location 2.** Bedroom #2 is located in the southeast corner of the home.

**Location 3.** Bedroom #3 is the first bedroom on the right of the hallway, on the west side.

**Floors**

Type: Hardwood Plywood Softwood Carpeted Other Not Observable

Condition: **SA**

Comments:

**Walls, Ceilings**

Type: Drywall Plaster/Wood Masonry Other

Condition: **SA**

Comments:

**Interior Doors**

Condition: **SA**

Comments:

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**Stairs/Railings**Condition: **SA**

Comments:

**Windows**

Type:  Double Hung  Casement  Sliding  Fixed \* Material:  Wood  Metal  Vinyl  
Properties:  Insulated Glass  Dual Pane

Condition: **SA**

Comments: The interior parts of the windows are made of wood. The exterior parts of the windows are vinyl.

**Fireplace**Type:  Metal  Prefab  Free Standing  Wood StoveCondition: **SA**

Comments:

**Smoke Detectors**Condition: **SA**

Comments: One smoke detector is located upstairs hallway by the bedrooms. Another smoke detector is located downstairs by the door coming in from the garage.

**Smoke Detector Safety Tips:**

1. Parents should stage periodic night-time fire drills to assess whether their children will awaken from the alarm and respond appropriately.
2. Never disable a smoke alarm. Use the alarm's silencing feature to stop nuisance or false alarms triggered by cooking smoke or fireplaces.
3. Test smoke alarms monthly, and replace their batteries at least twice per year. Change the batteries when you change your clocks for Daylight Saving Time. Most models emit a chirping noise when the batteries are low to alert the homeowner that they need replacement.
4. Smoke alarms should be replaced when they fail to respond to testing, or every 10 years, whichever is sooner. The radioactive element in Ionization smoke alarms will decay beyond usability within 10 years.
5. If you have any questions or concerns related to smoke alarms or fire dangers in the home, consult with an InterNACHI inspector during your next scheduled inspection.
6. Smoke detectors should be replaced if they become damaged or wet, are accidentally painted over, are exposed to fire or grease, or are triggered without apparent cause.
7. Note the sound of the alarm. It should be distinct from other sounds in the house, such as the telephone, doorbell and pool alarm.

## Bathrooms

Our inspection of the bathrooms and kitchen included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms and kitchens are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### CONDITION:

SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION  
RN=REPAIR NEEDED SC=SAFETY CONCERN NI=NOT INSPECTED

#### Number of Bathrooms:

**Location 1:** Full bathroom located in the hall way across bedroom #2. Bathroom consists of a sink, toilet, and stall shower.

**Location 2:** A half bathroom located in the lower level across family room on east side of the building. The bathroom consists of a sink and a toilet.

#### Toilets

Condition: **SA**

Comments:

#### Sink

Condition: **SA**

Comments:

#### Ventilation

Type:  Fan Vented Through Attic  Fan Vented Out

Condition: **SA**

Comments: Full bathroom vents through the attic and half bathroom vents out.

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

**Bathtub**Type:  Built-In  Leg Tub  Stall Shower  WhirlpoolCondition: **SA**

Comments:

**Shower Walls**Type:  Ceramic Tile  Fiber Glass  Plastic  OtherCondition: **SA**

Comments:

**Floor**Type:  Tile  Vinyl  Hardwood  OtherCondition: **SA**

Comments:

**Electric Outlets**Type:  GFCI  Non-GFCICondition: **SA**

Comments:

**Moisture and Mildew** None Observed  Some Condensation  Mold and Mildew  Extensive Signs

Comments:

**Cabinets**Condition: **SA**

Comments:

Kitchen

CONDITION:

SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION
RN=REPAIR NEEDED SC=SAFETY CONCERN NI=NOT INSPECTED

Cabinets

Condition: SA

Comments: Door missing from lower cabinet next to the stove.



Counters

Type: [ ] Tile [x] Laminate [ ] Solid Surface [ ] Other

Condition: SA

Comments:

Flooring

Type: [ ] Tile [ ] Wood [ ] Carpet [x] Linoleum [ ] Other

Condition: SA

Comments:

**Ventilation**

Type:  Fan to Exterior  Fan to Interior  No Fan

Condition: **SA**

Comments:

**Sink**

Condition: **SA**

Comments:

**Electric Outlets**

Type:  GFCI  Non-GFCI

Condition: **EV**

Comments: No GFCI outlet in the kitchen. Recommend further evaluation be performed by a qualified licensed contractor or specialist. Upgrade to GFCI outlet is recommended.

**Moisture and Mildew**

None Observed  Some Condensation  Mold and Mildew  Extensive Signs

Comments:

**Basement and Crawl Space**

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, and distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

**CONDITION:**

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**Description**

Type:  Full  Partial  Crawl Space  Slab  
Access:  Stairs  Interior Opening  Exterior Opening  Access Blocked  Not Applicable

Comments:

**Stairs**

Condition: **SA**

Comments:

**Floor**

Type:  Concrete  Dirt  Other

Condition: **SA**

Comments:

**Walls**

Type:  Open Walls  Closed Walls

Condition: **SA**

Comments:

**Ceiling**

Type:  Open Ceiling  Closed Ceiling

Condition: **SA**

Comments:

**Floor Drain**

Visible  Not Visible

Condition: **SA**

Comments:

**Dampness**

None Observed  Past Signs  Some Signs  Moderate Signs  Extensive Signs

Comments:

**Additional Comments**

Comments: The building has a finished basement with no access to inspect foundation walls, sub flooring, floor joist, vapor barrier, insulation, and columns condition.

**Heating System**

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

**CONDITION:**

**SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION  
RN=REPAIR NEEDED SC=SAFETY CONCERN NI=NOT INSPECTED**

**Heating System**

**Location:**

Fuel:  Natural Gas  Liquid Propane  Electric  Oil  Coal  Wood  
Furnace Age: 6 years  
Type:  Forced Air  Heat Pump  Steam Boiler  Radiant  Other

**Condition:** **SA**

**Comments:**

**Fuel Source**

Public Gas Supply  Propane Tank  Electricity  Oil Tank in Basement  Oil Tank Buried  
 Turned On  Not Turned On

**Condition:** **SA**

**Comments:**

**Heat Distribution**

Type:  Duct Work  Convector  Baseboard  Radiant  Galvanized Pipes  Copper Pipes  Non-Visible Pipes

Location:  In Each Room  Not In Each Room

Condition: **SA**

Comments:

**Humidifier**

Type:  Tested  Not Tested

Condition: **RN**

Comments: Was advised by home owner humidifier was not functional. Recommend further evaluation and repairs be performed by a qualified licensed contractor or specialist.

**Air Filters**

Type:  Washable  Disposable  Electronic  Electrostatic  Not Applicable

Condition: **SA**

Comments:

**Additional Comments**

Comments:

## Cooling System

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- \*Window and/or wall mounted air conditioning units are not inspected.
- \*The cooling supply adequacy or distribution balance are not inspected.
- \*Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity.
- \*Judgment of system efficiency or capacity is not within the scope of this inspection.
- \*Cooling systems are not dismantled in any way. Secured access covers are not removed.
- \*The interior components of evaporators, condensers and heat pumps are not viewed.
- \*The interior conditions of cooling components are not evaluated.
- \*The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

### CONDITION:

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## Air Conditioning Unit

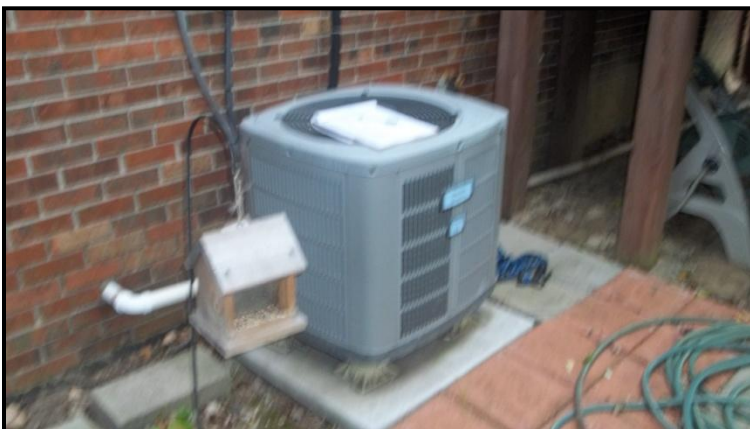
### Location:

Age:  Capacity:

Type:  Central Air  Room Units  Heat Pump  Evaporative Cooler -  Turned On  Not Turned On

Condition:

Comments: Temperature the night before was below 65 degrees.

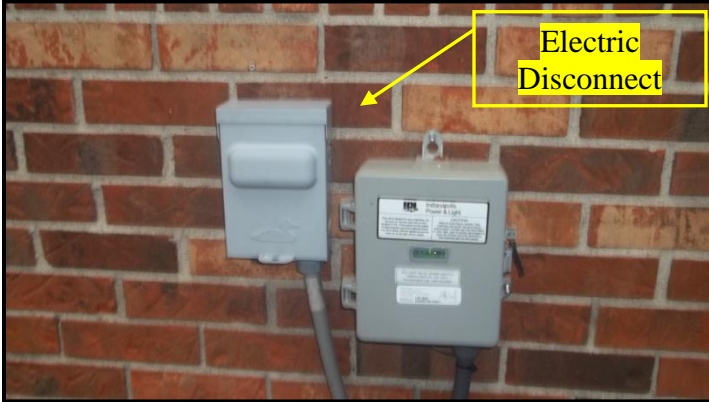


**Electrical Disconnect**

**Location:**

**Condition:** SA

**Comments:**



**Air Distribution**

Type:  Duct Work  Other

Location:  In Each Room  Not In Each Room

**Condition:** SA

**Comments:**

**Garage/Carport**

If this is a new *construction inspection* or vacant home, this area will be inspected thoroughly. If the house is not vacant, the Garage is inspected as best as possible, but the inspection can be limited due to parked cars or stored personal items. Due to the clutter or due to areas being inaccessible, it is common that sections of the garage cannot not be fully inspected (or defects identified) during our limited inspection. We suggest that a walk-through be performed once the home is vacant. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

**CONDITION:**

SA=SATISFACTORY MD=MINOR DEFECT MC=MONITOR CONDITION  
RN=REPAIR NEEDED SC=SAFETY CONCERN NI=NOT INSPECTED

**Description**

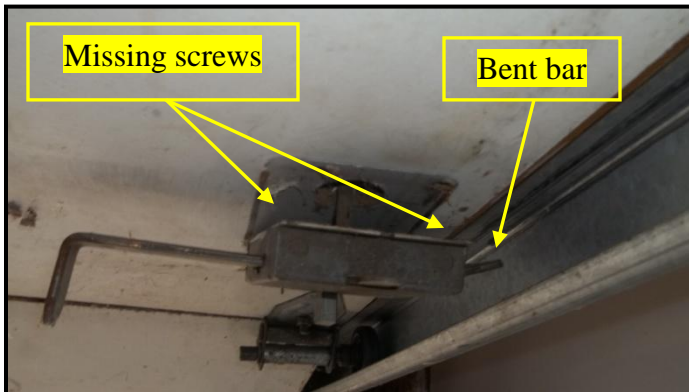
Attached Garage  Separate  Carport

**Vehicle Entry Door(S)**

Tested  Not Tested

Condition: **MD**

**Comments:** Manual locking mechanism is missing 2 of its mounting screws. Screws should be replaces. Tip of the locking bar is bent.



**Door Opener(S):**

Tested  Not Tested - Automatic Reverse:  Functional  Non-Functional  Not Tested

Condition: **SA**

**Comments:**

**Flooring**Type:  Concrete  Wood  OtherCondition: **SA**

Comments:

**Separation Wall (Attached Garage)** 5/8-Inch Drywall Firewall  OtherCondition: **SA**

Comments:

**Door to Living Space (Attached Garage)**Type:  Solid  Rated  Hollow Core  Non-Fire ResistantCondition: **SA**

Comments:

**Ventilation System** Observed  None ObservedCondition: **NI****Electric Outlets**Type:  GFCI  Non-GFCICondition: **EV + RN**

**Comments:** One of two outlets is not a GFCI outlet. Recommend further evaluation be performed by a qualified licensed contractor or specialist.

**Additional Comments**

Comments: