

11057 Allisonville Road Box  
# 181  
Fishers IN 46038

317-987-8525

Inspector: **Christian Strnad**  
Lic# **HI00500019**  
Cell # **317-987-8525**

# PROPERTY INSPECTION REPORT



Property Address:

**1234 Any Street**  
**Any Town IN 12345**

Prepared for:

**Joe Buyer**

Inspection Date:

Inspection #:

**BUYERS REALTOR:**

**Top Producer**

Office #

**SELLERS REALTOR:**

**Top Producer**

Office #

**SERVICES REQUESTED:**

**Full Home Inspection**

**GENERAL INFORMATION**

Property Faces: **East**

Estimated Age: **11 Years**

Unit Type: **Single Family**

Stories: **Two**

Space Below Grade: **Basement & Crawl**

Time of Inspection: **9:00 am**

Weather: **Clear**

Temp: **75 °F**

Soil Condition: **Dry**

Unit Occupied: **No**

People Present: **Client**

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

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# INSPECTION AGREEMENT

SERVICES:	FEES:
Full Home Inspection	\$285.00
<b>TOTAL FEES:</b>	<b>\$285.00</b>

The signature below indicates to all parties that the client has read and understands this contract for inspection services.

This agreement is by and between the client (indicated above) and Iron Gate Inspection Services, LLC. (The Inspection Company)

**THE INSPECTION REPORT WILL NOT BE RELEASED UNTIL THIS DOCUMENT HAS BEEN SIGNED BY THE CLIENT AND ALL SERVICES HAVE BEEN PAID IN FULL.**

**1. WHAT AN INSPECTION IS:** A home inspection is a limited and primarily visual inspection of the readily accessible areas and systems of the property. Readily accessible areas or systems are those available for inspection without (i) requiring moving of personal property, or (ii) taking apart or removing any component, devise or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance. The purpose of the inspection is to find major defects and inform the client about the condition of the systems and components of the home as inspected at the time of the inspection. The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc., whose terms are incorporated herein by reference. A copy of these standards will be made available upon request.

**2. WHAT AN INSPECTION IS NOT:** The inspection is not an in depth or technically exhaustive analysis of the property and is not a code inspection or engineering evaluation.

**A. THE INSPECTION MAY NOT FIND EVERY DEFECT:** Because of the limited visual nature of the services there is a likelihood that the inspection company may not find every defect in the property. The client acknowledges the potential that the inspection company may not find every possible defect and further acknowledges that the inspection company can not be responsible for defects that may exist in the property but can not be discovered through a limited visual inspection of the readily accessible areas of the property. Defects that are hidden latent, concealed, covered or in any way not discoverable at the time of the inspection are not the responsibility of the inspection company. The inspection is limited by the weather conditions at the time of the inspection. The weather conditions may either help or hinder the inspection company's ability to find defects. The inspection company will not be responsible for defects which could only have been found in weather conditions different than the weather conditions at the time of the inspection.

**B. NOT AN INSURANCE POLICY OR A WARRANTY:** This inspection is not an insurance policy and/or does not provide a warranty or guaranty of any kind on the property inspected.

**3. GREATER PROTECTION:** If the client desires greater protection than can be provided in a limited visual inspection then one or both of the following options are available;

**A.** At the clients request a technically exhaustive inspection can be provided for a fee not to exceed 5% of the purchase price of the property. A technically exhaustive inspection would include the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions and recommendations. With proper authorization this service would involve limited demolition or destructive testing.

**B.** At the clients request the inspection company will arrange for the purchase of a one year home warranty policy from a third party warrant company. Additional fees for this warranty shall be the responsibility of the client.

**4. ITEMS NOT INCLUDED:** Items which are NOT part of the inspection include, but are not limited to;

- Environmental: - lead paint, asbestos, toxic materials, mold and radon (unless contracted for separately)
- Appliances: - garage door opener remote transmitters/receivers, refrigerators, freezers, free standing kitchen  
- appliances, laundry appliances, water softeners and filters, and self cleaning or continuous-cleaning capabilities of ovens.
- Equipment: - swimming pools, spas, tennis courts, playground equipment, or other recreational or leisure equipment.
- Cosmetics: - floor coverings, interior paint, nicks and scratches in walls, ceilings, floors and trim or other conditions in the property that would be considered cosmetic only.
- Insects: - any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc.  
*An inspection for wood destroying insects such as termites, carpenter ants, carpenter bees, etc. is not included in the home inspection but can be contracted for separately.*

**(This agreement is continued on the reverse side)**

**(Page 1 of 2)**

11057 Allisonville Road Box # 181  
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## INSPECTION AGREEMENT

### **5. LIMITATIONS OF LIABILITY:**

**A. RIGHT OF REINSPECTION:** If a component of the home, a system thereof, or any mechanical equipment servicing it inspected and reported by the inspection company is discovered as requiring repairs or replacement which differ from that stated in the inspection company's report and the client believes that the inspection company should be liable for the item, the client will inform the inspection company and allow the inspection company to re-inspect the item before the client repairs or replaces the item. If the client does repair, replace or alters the item before the inspection company has had the opportunity to re-inspect it, the client waives any and all actions against the inspection company.

**B. LIMITATION OF INSPECTION COMPANY'S LIABILITY:** IF THE INSPECTION COMPANY SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO ITS PERFORMANCE OR FAILURE OF PERFORMANCE OF THE SERVICES TO BE PROVIDED HEREUNDER, WHETHER DIRECTLY OR INDIRECTLY IN ANY RESPECT, REGARDLESS OF WHETHER CLIENT'S CLAIM IS BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, THE INSPECTION COMPANY'S LIABILITY SHALL BE LIMITED TO AN AMOUNT EQUAL TO THE SUM OF MONEY ACTUALLY PAID BY THE CLIENT TO THE INSPECTION COMPANY FOR THE SERVICES PROVIDED IN CONNECTION WITH THIS AGREEMENT AND SUCH AMOUNT SHALL BE DEEMED LIQUIDATED DAMAGES AND NOT AS A PENALTY AND SHALL BE THE EXCLUSIVE LIABILITY OF THE INSPECTION COMPANY TO THE CLIENT IN NO EVENT SHALL THE INSPECTION COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY NATURE OR FOR ANY CLAIM AGAINST THE CLIENT BY A THIRD PARTY.

**6. WORKING ON THE HOUSE:** Contractors, repairmen, engineers, architects or homeowners that may work on the property after the inspection may find defects through the course of disassembling components of the property. The inspection company will not disassemble or use any destructive techniques and therefore the inspection company will not be responsible for defects which may be found using destructive measures.

**7. STATUTE OF LIMITATIONS:** No suit or action shall be brought against the inspection company by the client for any loss, cost, damage, expense, liability, or otherwise arising out of or relating in any way to this agreement and the services to be performed or performed hereunder at any time after one (1) year after the date of the inspection.

**8. ENTIRE AGREEMENT:** This agreement constitutes the entire agreement between the client and the inspection company. Any additional inspections shall be performed subject to the terms and conditions of this agreement, except for any applicable fees for additional inspections.

**9. LITIGATION:** Should the client make any claim or file any lawsuit against the inspection company, the client shall pay all damages, expenses, costs and attorney's fees of the inspection company if the the client does not win.

**10. ARBITRATION:** The parties agree to arbitrate any claim which may arise out of the performance of this Agreement. Any such claim shall be waived unless the demand for arbitration shall be made within one year from the inspection date. **THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES IN ACCORDANCE WITH INDIANA LAW.**

**11. WRITTEN INSPECTION REPORT:** A written inspection report shall be furnished to the client by the inspection company within a reasonable time after completion of the inspection. The client's signature below indicates that the client will read the report in its entirety. No verbal representations shall in any way modify the written report.

#### **COPIES OF THE REPORT:**

As a courtesy, the inspection company will distribute copies of the inspection report to the Client's Agent and the Owner's Agent unless otherwise instructed by the Client. (Please write in any different instructions:)

Do NOT distribute the report to: \_\_\_\_\_

Also distribute the report to: \_\_\_\_\_

Client \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Executed as of the date written on page one, Client's signature is acknowledgment that the Client has read the foregoing Agreement and understands its terms and conditions.

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

## WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1	Main Roof	Gable	Fiberglass Shingle	12 Years	18 - 22 Years	1 Walked Portion
2						
3						
4						
5						

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Ridge Vents	Plumbing Vent Flashing	Furnace vent pipes	Aluminum Gutters	None
Soffit Vents	Joining Wall Flashing		Down Spouts	
	Chimney Flashing		Run Off Drains	

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

### Photos

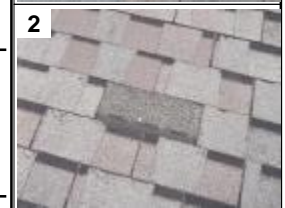
### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- Numerous shingles are missing in isolated areas throughout the roof field. Some of these areas have several sections of shingles missing ( exposed roof decking). - (See Photos 1,2,3 and 4)



### 2 - GENERAL REPAIRS

- The plumbing vent boots are split. - (See Photo 5)



### 3 - ITEMS TO MONITOR

- The shingles have some areas of missing gravel and exposed fiberglass ( wear). - (See Photo 6) - (See Photo 7)



### 4 - MAINTENANCE / IMPROVEMENTS

### 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.

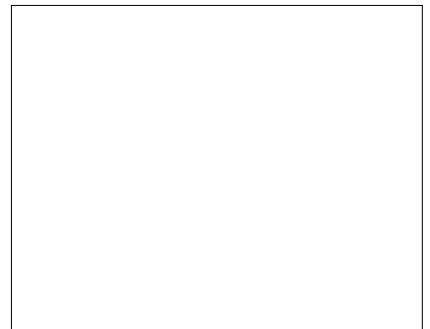
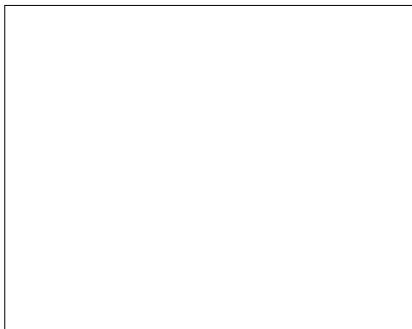
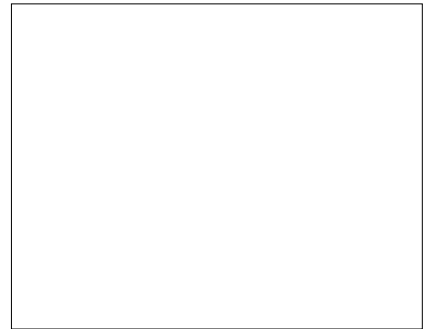
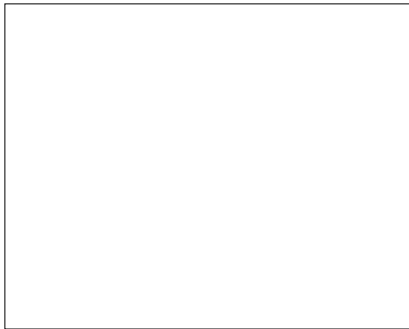
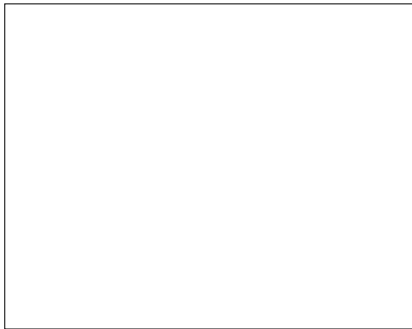
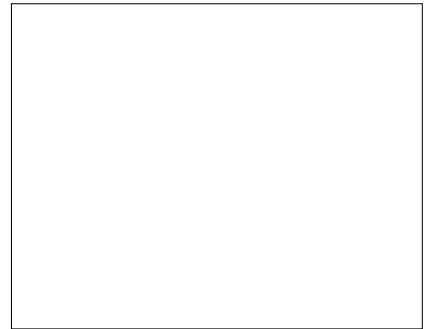
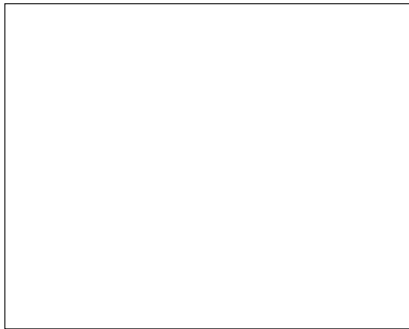
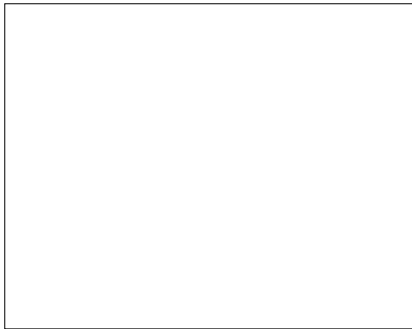
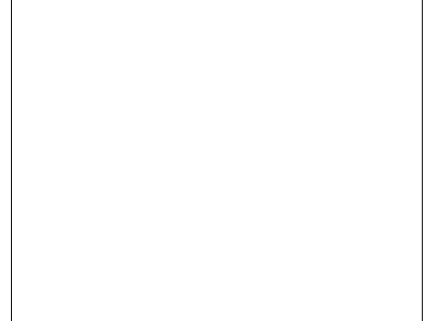
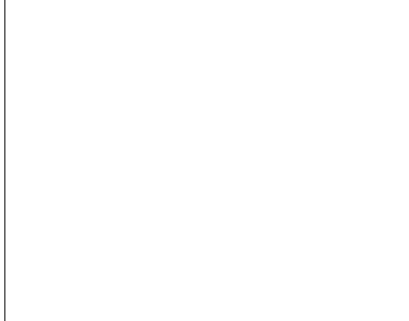
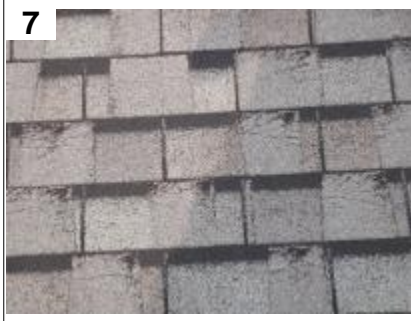


Client: Joe Buyer

Property: 1234 Any Street  
Any Town IN 12345

Date: \_\_\_\_\_

## ADDITIONAL PHOTOS





## WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Brick Veneer	Fiberboard Trim	Front Door	Aluminum Clad Wood	Frost Proof Faucets	Underground Service
Vinyl Siding		Rear Door			Exterior Lights
		Patio Doors			Exterior Outlets
					GFI Protection

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

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

### 2 - GENERAL REPAIRS

- There are no weep holes installed in the brick veneer. - (See Photo 2)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

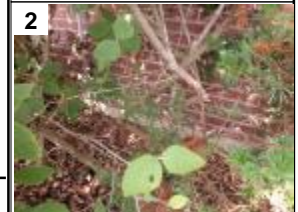
- Dense vegetation needs to be cut back from the exterior walls. - (See Photo 1) - (See Photo 3)

- Hairline cracking was observed in the brick veneer above the garage overhead door ( corners). - (See Photo 4)

### 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

- The down spout on the left side of the fireplace chase is missing the elbow. Eroding soil was observed in this area. - (See Photo 1)

- The deck handrail is loose. - (See Photo 2)



### 3 - ITEMS TO MONITOR



### 4 - MAINTENANCE / IMPROVEMENTS

- The deck is not stained or treated in any way. The wood is weathered.

### 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.

- There is an undetermined pvc drain pipe on the south side near the gas meter. - (See Photo 3)



## 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

### 2 - GENERAL REPAIRS

- The overhead door caster is out of track on the left side of the door. One of the auto reverse sensors is also not installed. The door was not tested. - (See Photos 1,2 and 3)
- Moisture staining and a biological substance was observed on the garage ceiling under the joining wall ( bonus room ) and near the furnace vent pipe. - (See Photo 4) - (See Photo 5)
- There is a hole in the garage wall that connects to the crawl space ( behind the furnace). - (See Photo 6)
- Some moisture damaged drywall was observed behind the furnace .

### 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	12	15 - 20
	2			
	3			
COOLING UNIT(S):	1 Electric Central A/C	Standard	12	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

- The gas service to the house is turned off. None of the gas fired appliances were tested.

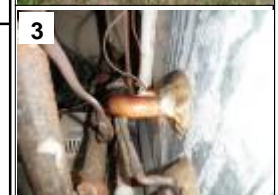


### 2 - GENERAL REPAIRS

- The exterior portion of the A/C freon line is not insulated near the compressor. - (See Photo 2)
- Moisture staining and corrosion was observed on the humidifier and under the humidifier. - (See Photo 5)
- The insulation on the freon line is missing at the connection to the furnace. - (See Photo 3)
- There is no filter installed in the air handler. - (See Photo 6)
- The condensation pump power supply is an extension cord that is laying on the garage floor. - (See Photo 7)

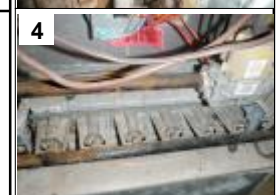


### 3 - ITEMS TO MONITOR



### 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.
- The interior of the furnace cabinet is dirty and there is some moisture staining. - (See Photo 4)



### 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.
- The A/C was tested and ran properly when tested. The unit was tested by comparing the return and supply air difference. Normal range is 14- 20 degrees. This unit produced 16 degrees

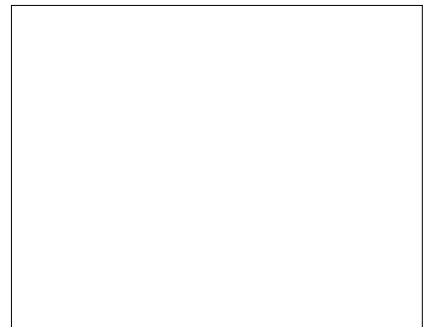
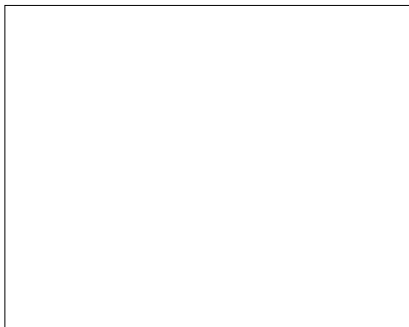
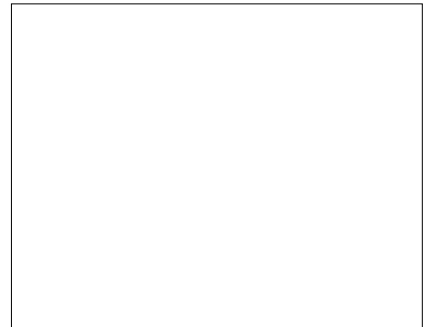
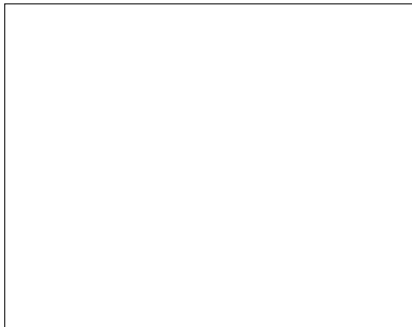
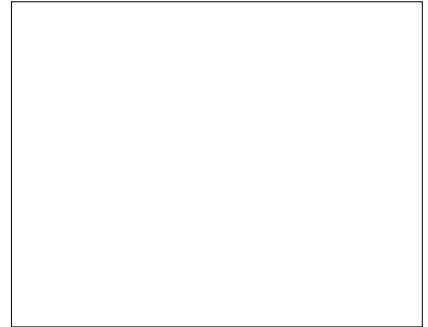
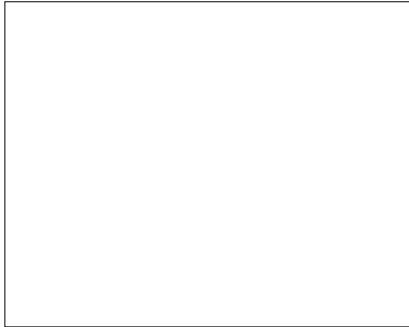
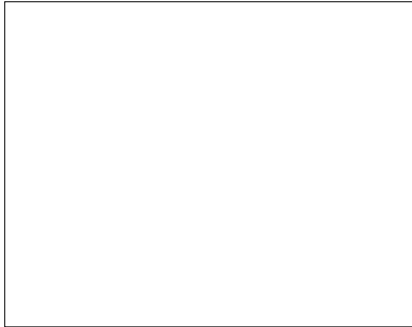


Client: Joe Buyer

Property: 1234 Any Street  
Any Town IN 12345

Date: \_\_\_\_\_

## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Crawl Space	Copper Piping	Represented to be: Municipal Sewer	PVC Waste Pipes	Black Iron Pipes

WATER HEATER(S):	LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
	1	Garage	40 Gallon	Gas	12	8 - 10	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

- At least one broken water supply pipe was detected in the crawl space and the water softener bypass is broken. The water supply system was not tested. - (See Photo 1)



### 2 - GENERAL REPAIRS

- The water heater gas pilot button is broken. - (See Photo 4)  
- Moisture staining was observed on the half bath toilet drain line. - (See Photo 5)



### 3 - ITEMS TO MONITOR

- Moisture staining and corrosion was observed on the water heater tank and floor under the tank. - (See Photo 2) - (See Photo 3)



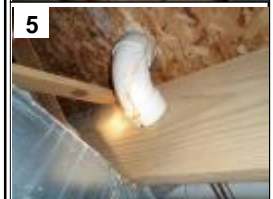
### 4 - MAINTENANCE / IMPROVEMENTS

- 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.



## WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE	
1	Main Panel	Garage	200 Amp - 240 Volt	Circuit Breakers
2				
3				

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

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

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The left outlet in the family room is not grounded. - (See Photo 2)
- The outlet cover above the fireplace is not installed. - (See Photo 3)
- The main hard wired smoke detectors have been removed. - (See Photo 4)
- The wire to the furnace is not protected. - (See Photo 5)
- One of the garage outlets is not covered. - (See Photo 6)
- There is no bonding jumper installed on the water lines ( di electric connectors). - (See Photo 8)
- The breaker for the A/C unit is over sized in the main panel box. The manufacturer allows a maximum breaker size of 40 amps, installed in the main panel is a 50 amp breaker. - (See Photo 9)



### 2 - GENERAL REPAIRS

- The breakers are not labeled. - (See Photo 7)

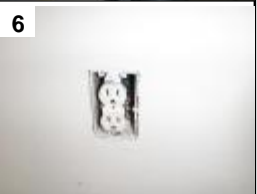


### 3 - ITEMS TO MONITOR

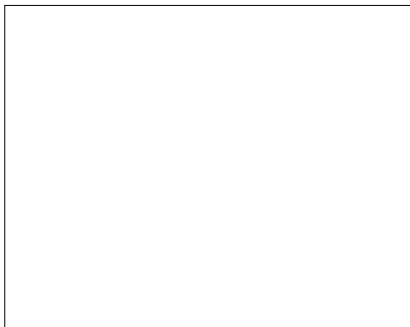
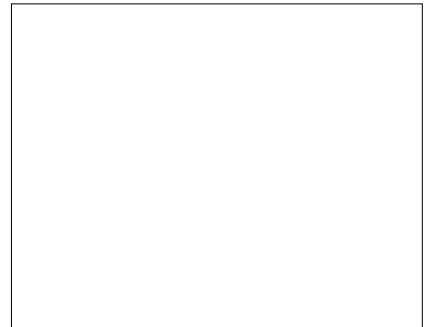
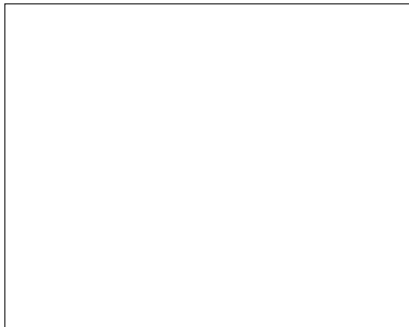
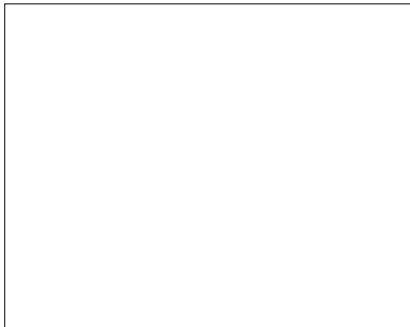
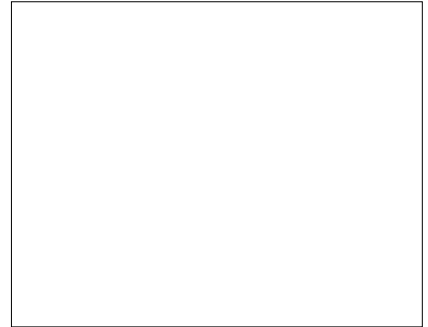
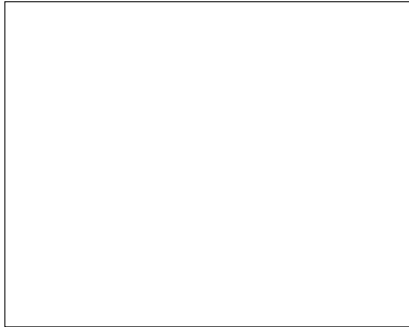
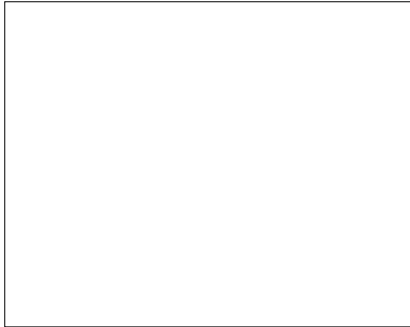
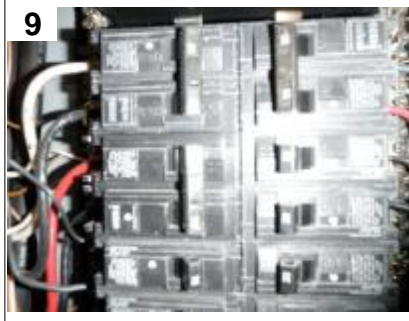
### 4 - MAINTENANCE / IMPROVEMENTS

### 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.



## ADDITIONAL PHOTOS





## WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Dishwasher	Walls & Ceiling	Sink & Faucet
Floors	Sink Drain	Disposal	Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Doorbell	Doors & Windows	Washer Drain
Lights & Outlets	Heating/Cooling	Range	Lights & Outlets	Dryer 220 Outlet
GFI Protection		Exhaust Fan	GFI Protection	Dryer Vent
Cabinets & Counters		Microwave	Cabinets & Counters	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 dishwasher water supply line is disconnected in the kitchen cabinet.

### 3 - ITEMS TO MONITOR

- Corrosion was observed on the disposal system. - (See Photo 1)

### 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.



1

## WHAT WE INSPECTED:

### BATHROOMS

1 - Half Bath	1 - Full Bath	1 - Master Bath	
---------------	---------------	-----------------	--

### 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 half bath toilet is loose at the connection to the floor. Discoloration was observed on the flooring around the toilet. - (See Photo 1)
- Damaged tiles were observed at the base of the bath tub. - (See Photo 2)

### 3 - ITEMS TO MONITOR

### 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	4 - Bedrooms	
Dining Room	Stairways	Bonus Room	
Family Room			

### INTERIOR ROOM COMPONENTS

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

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

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The handrail to the bonus room is not installed. - (See Photo 8)

### 2 - GENERAL REPAIRS

- Buckled hardwood flooring throughout the first floor indicates moisture in the basement. - (See Photo 1)
- Several failed thermal panes were observed throughout the interior. These include the lower kitchen, family room windows left of the fireplace and one of the upper sashes in the bedroom. Some rotting wood trim was observed in the bedroom window. - (See Photos 2,3,4 and 11)
- Repairs were observed on the kitchen and bedroom ceilings. - (See Photo 5) - (See Photo 10)
- The east side master bedroom window sash ( wood) is damaged . - (See Photo 7)
- Moisture staining and damaged paint was observed in the bonus room near the right side attic access. - (See Photo 9)
- The basement outlet is rusting. - (See Photo 13)
- The rear exterior door has poor reveal when closed. - (See Photo 12)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Peeling paint was observed on the interior window trim. - (See Photo 6)

### 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

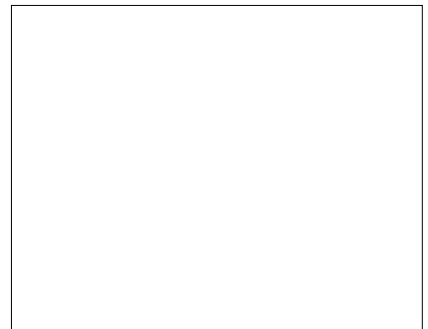
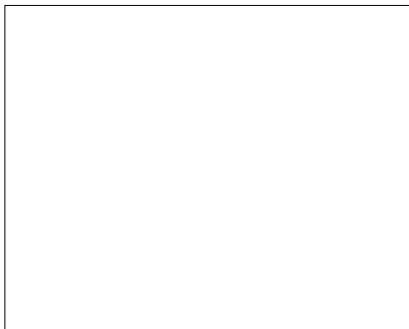
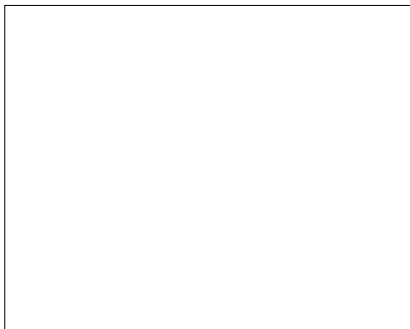
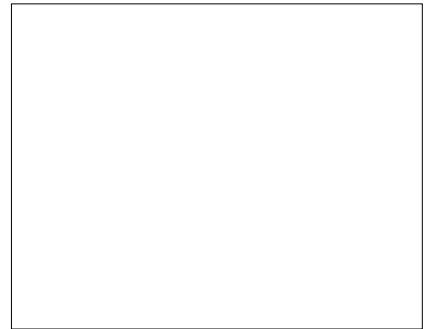
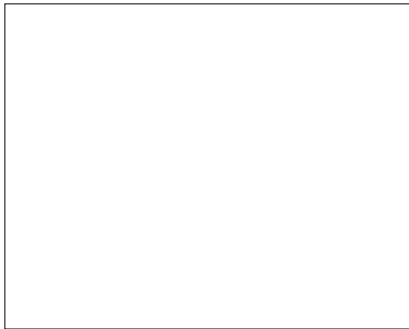
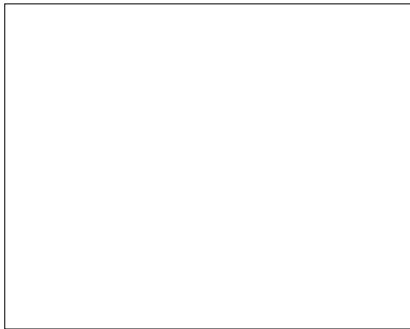
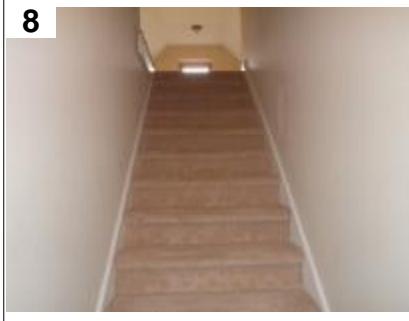


Client: Joe Buyer

Property: 1234 Any Street  
Any Town IN 12345

Date: \_\_\_\_\_

## ADDITIONAL PHOTOS



## WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED				
1 Whole House	Full	From Access				
2						
ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Trusses	Loose Fill	Attic Ventilation	Light Fixtures	Masonry	Bathrooms
Accessibility	Chip Board Decking	Av Depth 12-14	Vent Screening	Visible Wiring		Kitchen
		R Value 35 - 40				

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

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- The main level attic access panel is not a fire rated panel. - (See Photo 1)



### 2 - GENERAL REPAIRS

- Some thin insulation was observed in the main attic. - (See Photo 2)
- The bath exhaust fan discharges into the soffit, should discharge to the roof vent. - (See Photo 3)
- The north side rafter ( main attic ) is not secured to the ridge beam. - (See Photo 4)



### 3 - ITEMS TO MONITOR

### 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 Basement	Full	Entered
2 Crawl Space	Limited	Entered
3		

FOUNDATION	FLOOR FRAMING	DRYNESS	INSULATION	VENTILATION	MECHANICALS
Poured Concrete	Joists	Beams	Basement	Ban Joist	Windows
Concrete Floor	Sub Flooring	Columns	Floor Drain	Perimeter	Visible Wiring
	Sill Plates		Sump Pump		Visible Plumbing
					Visible Ductwork

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

### Photos

### 1 - MAJOR REPAIRS / SAFETY HAZARDS

- A biological substance was observed on the remaining small area of drywall at the base of the foundation stairs. There are also several areas of biological substance on the wood framing and trim throughout the basement. - (See Photos 1,2,3,4 and 5)



### 2 - GENERAL REPAIRS

- The condensation line for the A/C is disconnected in the crawl space. ( Is leaking onto the wall and ducting). - (See Photo 8)

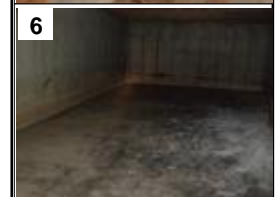
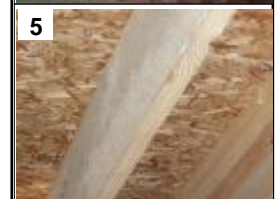
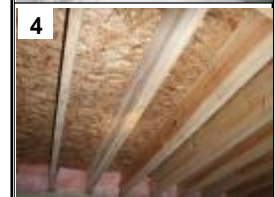


### 3 - ITEMS TO MONITOR

### 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.  
 - 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 basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.  
 - A high water line indicates a past flood in the basement. - (See Photo 6)



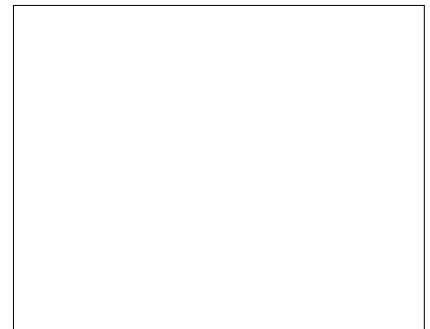
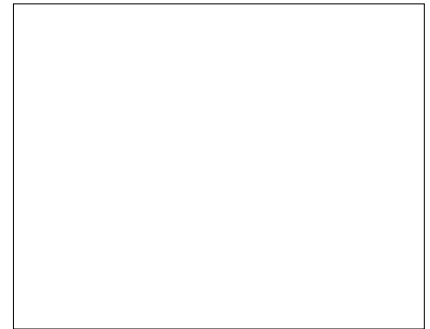
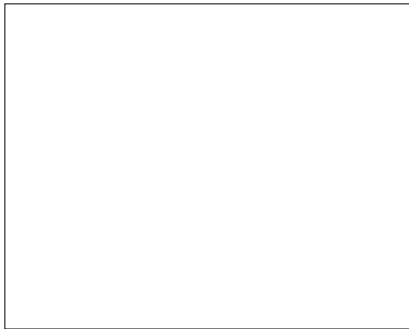
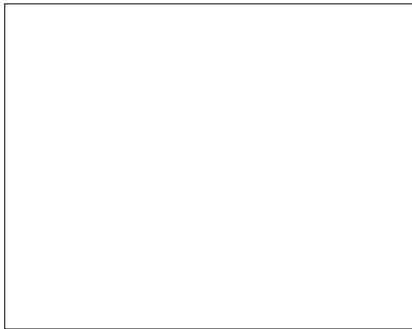
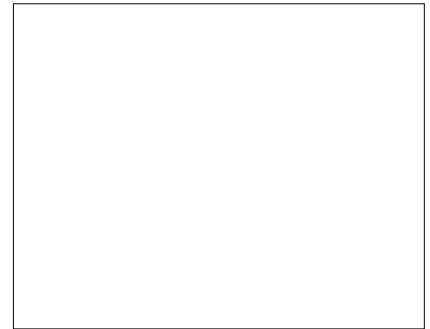
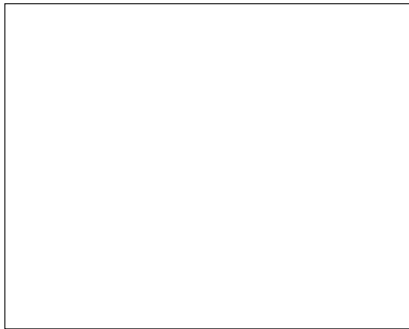
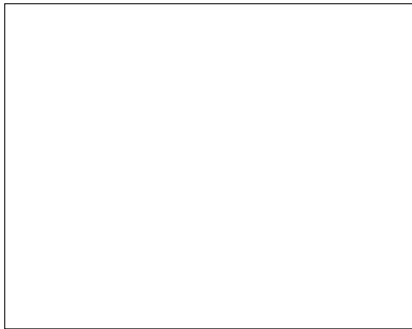


Client: Joe Buyer

Property: 1234 Any Street  
Any Town IN 12345

Date: \_\_\_\_\_

## ADDITIONAL PHOTOS



Inspector: **Christian Strnad**

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

### ROOF

- Numerous shingles are missing in isolated areas throughout the roof field. Some of these areas have several sections of shingles missing (exposed roof decking). - (See Photos 1,2,3 and 4)

### HEATING / COOLING

- The gas service to the house is turned off. None of the gas fired appliances were tested.

### PLUMBING

- At least one broken water supply pipe was detected in the crawl space and the water softener bypass is broken. The water supply system was not tested. - (See Photo 1)

### ELECTRICAL

- The left outlet in the family room is not grounded. - (See Photo 2)

- The outlet cover above the fireplace is not installed. - (See Photo 3)

- The main hard wired smoke detectors have been removed. - (See Photo 4)

- The wire to the furnace is not protected. - (See Photo 5)

- One of the garage outlets is not covered. - (See Photo 6)

- There is no bonding jumper installed on the water lines (di electric connectors). - (See Photo 8)

- The breaker for the A/C unit is over sized in the main panel box. The manufacturer allows a maximum breaker size of 40 amps, installed in the main panel is a 50 amp breaker. - (See Photo 9)

### INTERIOR ROOMS

- The handrail to the bonus room is not installed. - (See Photo 8)

### ATTIC

- The main level attic access panel is not a fire rated panel. - (See Photo 1)

### FOUNDATION

- A biological substance was observed on the remaining small area of drywall at the base of the foundation stairs. There are also several areas of biological substance on the wood framing and trim throughout the basement. - (See Photos 1,2,3,4 and 5)